

A RESOLUTION of the Common Council setting forth the policy of the City in regard to the Northeast Annexation Area.

WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in the preparation of the City budget to provide for the furnishing of municipal services to the entire City, including newly annexed areas; and

WHEREAS, the Common Council of the City of Fort Wayne has before it an ordinance for the annexation of the Northeast Annexation Area, more specifically described as follows, to wit:

Parts of the J.B. Richardville Reserve, DeRome Reserve, and Ann Hackley Reserve in Township 31 North, Range 13 East along with all of Section 22 and 23 and parts of Sections 8, 9, 10, 14, 15, 16, 17, 20, 21, 24, 25, 26, 27, 28, 29, 34, and 35 all in Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Evard Road and the East right-of-way line of St. Joe Road, said point being on the existing city limit line as established by Annexation Ordinance X-25 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence northwesterly on and along a prolongation of said South right-of-way line of Evard Road, also being the city limit line, to the West right-of-way line of St. Joe Road; thence southwesterly on and along said West right-of-way line St. Joe Road, also being the city limit line, to the South property line of a parcel of real estate now or formerly owned by the Shoaff Park Baptist Church, Inc. and as described in Deed Record 587, Page 190 in the Office of the Recorder, Allen County, Indiana; thence northwesterly on and along said South line of said Shoaff Park Baptist Church, Inc., real estate also being the city limit line, to the Southwest corner thereof, also being the East line of Shoaff Park; thence on and along the property line of Shoaff Park as described in Deed Record 501, Page 80 and Deed Record 498, Page 444 in the Office of the Recorder, Allen County, Indiana, also being the city limit line, the four (4) following courses and distances; North fourteen (14) degrees - twenty-two (22) minutes - East (assumed bearing and basis of following three (3) courses) 598 feet to a point; thence North-sixty-five (65) degrees - fifty-eight (58) minutes - West 549.7 feet to a point; thence North twenty-nine (29) degrees - thirty-six (36) minutes East 880.1 feet to a point; thence North sixty-three (63) degrees - thirty-five (35) minutes - West to the intersection with the centerline of the St. Joseph River; thence upstream on and along the thread of the St. Joseph River, to its intersection with the northwesterly prolongation of the North line of Lot F in Fisher's Suburban Addition Amended

as recorded in Plat Book 17A, Page 132; thence southeasterly on and along the northerly line of Lots F and G in said Addition to the westerly right-of-way line of St. Joe Road; thence northeasterly on and along said westerly right-of-way line of St. Joe Road to its intersection with the northwesterly prolongation of the North line of Sunnybrook Acres Section 5 as recorded in Plat Book 24, Pages 127-128 in the Office of the Recorder, Allen County, Indiana; thence southeasterly on and along said prolongation and said North line of Sunnybrook Acres Section 5 to the northwesterly line of Concord Hill Section 2 Amended as recorded in Plat Book 42, Pages 40 thru 45 in the Office of the Recorder of Allen County, Indiana; thence northeasterly on and along said northwesterly line to the North corner of Lot 134 in said Concord Hill Section 2; thence on and along the northerly and easterly lines of Lots 134, 133, and 132 Concord Hill Section 2 the following two (2) courses and distances; South - thirty-seven (37) degrees - thirteen (13) minutes - forty-three (43) seconds - East (Plat Bearing), 215.78 feet to the mid-east line corner of said Lot 133; thence South - seven (7) degrees - fifty-eight (58) minutes - twenty-seven (27) seconds - East (Plat Bearing), 156.49 feet to the Northwest corner of Lot 108 in Concord Hill Section 2; thence easterly on and along the North line of said Lot 108 and its prolongation to the Northwest corner of Lot 164 Tanbark Trails Section 3 as recorded in Plat Book 43, Pages 8 thru 12 in the Office of the Recorder, Allen County, Indiana; thence easterly on and along the North line of said Tanbark Trails Section 3 to the Northeast corner of said addition; thence southerly on and along the East line of said Tanbark Trails Section 3 and the East line of Tanbark Trails Section 1 as recorded in Plat Book 42, Pages 4 thru 8 in the Office of the Recorder, Allen County, Indiana and its South prolongation to the South right-of-way line of Rothman Road; thence easterly on and along said South right-of-way line Rothman Road to the East line of the Northwest one-quarter (1/4) of Section 15, Township 31 North, Range 13 East; thence southerly on and along said East line of said Northwest one-quarter (1/4) Section 15-31-13 to the South line of said Northwest one-quarter (1/4) also being the platted South line of Hillsboro Section 1 as recorded in Plat Book 40, Pages 51 thru 55 in the Office of the Recorder, Allen County, Indiana; thence East on and along the North line of said Southeast one-quarter (1/4) of Section 15 to the Northeast corner of the West one-half (1/2) of the Southeast one-quarter (1/4) of said Section 15-31-13; thence South on and along the East line of the West one-half (1/2) of the Southeast Quarter of said Section 15-31-13 to the North right-of-way line of St. Joe Center Road; thence Easterly on and along the North right-of-way line of St. Joe Center Road to the East right-of-way line of the Wheelock Road; thence southerly and southeasterly on and along the East right-of-way line of Wheelock Road to the North right-of-way line of Stellhorn Road (State Road No. 37); thence South and parallel with the East line of the Northeast one-quarter (1/4) of Section 26, Township 31 North, Range 13 East to the South right-of-way line of Stellhorn Road (State Road No. 37); thence northwesterly on and along the said right-of-way line to the East line of the Northeast Quarter of said Section 26-31-13; thence southerly on and along said East line to the North right-of-way line of Trier Road; thence westerly on and along said right-of-way to the North prolongation of the West right-of-way line of Landin Road; thence southerly on and along said prolongation of the West right-of-way line of Landin Road to the southerly right-of-way line of Maysville Road; thence southwesterly and westerly on and along the South

right-of-way line of Maysville Road and its continuum, State Boulevard, to its intersection with the South prolongation of the West right-of-way line of Lahmeyer Road; thence northerly on and along said South prolongation of the West right-of-way and West right-of-way line of Lahmeyer Road to the South right-of-way line of Trier Road; thence westerly on and along said South right-of-way line of Trier Road to the North-South centerline of Section 28, Township 31 North, Range 13 East; also being the existing city limits as established by Annexation Ordinance No. X-02-74 and filed in the Office of the City Clerk of Fort Wayne, Indiana; thence continuing westerly on and along said South right-of-way line of Trier Road also being the city limit line, to the west right-of-way line of Reed Road; thence northerly on and along said West right-of-way line of Reed Road; also being the city limit line, to the North right-of-way of Stellhorn Road, also being the existing city limits as established by Annexation Ordinance X-03-84 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence easterly on and along said North right-of-way line of Stellhorn Road to the West line of the Southeast one-quarter (1/4) of Section 21, Township 31 North, Range 13 East; thence northerly on and along said West line Southeast one quarter (1/4) to the Northwest corner of said Southeast one-quarter (1/4) Section 21-31-13; thence westerly on and along the South line of the Northwest one-quarter (1/4) of said Section 21-31-13 to the Southwest corner of said Northwest one-quarter (1/4) Section 21-31-13 also being the southeast corner of the Northeast one-quarter (1/4) of Section 20, Township 31 North, Range 13 East; thence continuing westerly on and along the South line of said Northeast one-quarter (1/4) Section 20-31-13 to the Southwest corner thereof, said Southwest corner also being the existing city limits as established by Annexation Ordinance X-21 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence Northerly on and along the West line of said Northeast one-quarter (1/4) Section 20-31-13 to the South right-of-way line of St. Joe Center Road also being the existing city limit as established by Annexation Ordinance No. X-16-68; thence easterly on and along said South right-of-way line to the West right-of-way line of Reed Road; thence northerly and northeasterly on and along said West right-of-way line of Reed Road also being the existing city limit line to the South right-of-way line of Evard Road; thence northwesterly on and along said South right-of-way line of Evard Road to the point of beginning containing 4,970 acres more or less.

(Prepared By: Allan D. Frisinger)

(Certified Correct this 24th day of October, 1988

Mark L. Gensic, P.E., L.S.)

For the purposes of this annexation, said territory is divided into four phases legally described as follows:

PHASE I

Parts of Sections 15, 16, 17, 20, 21, 22, 27, 28, and 29 all in Township 31 North, Range 13 East, Allen County, Indiana more particularly described as follows:

Beginning at the point of intersection of the West right-of-way line of Reed Road and the South right-of-way line of Evard Road, said point also being on the existing City limit line as established by Annexation Ordinance X-16-68 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence in a southeasterly direction on and along a prolongation of the South right-of-way line of Evard Road to the easterly

right-of-way line of Reed Road; thence northeasterly on and along said easterly right-of-way line of Reed Road to the South right-of-way line of Evard Road; thence easterly on and along said South right-of-way line of Evard Road and its extension to the East right-of-way line of Maplecrest Road; thence southerly on and along said east right-of-way line of Maplecrest Road to the South right-of-way line of Trier Road; thence westerly on and along said South right-of-way line of Trier Road to the North-South centerline of Section 28, Township 31 North, Range 13 East; also being the existing City limits as established by Annexation Ordinance No. X-02-74 and filed in the Office of the City Clerk of Fort Wayne, Indiana; thence continuing westerly on and along said South right-of-way line of Trier Road, also being the City limit line, to the West right-of-way line of Reed Road; thence northerly on and along said West right-of-way line of Reed Road, also being the City limit line, to the North right-of-way line of Stellhorn Road, also being the existing City limits as established by Annexation Ordinance X-03-84 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence easterly on and along said North right-of-way line of Stellhorn Road to the West line at the Southeast one-quarter (1/4) of Section 21, Township 31 North, Range 13 East; thence northerly on and along said West line Southeast one-quarter (1/4) to the Northwest corner of said Southeast one-quarter (1/4) Section 21-31-13; thence westerly on and along the South line of the Northwest one-quarter (1/4) of said Section 21-31-13 to the Southwest corner of said Northwest one-quarter (1/4) Section 21-31-13 also being the Southeast corner of the Northeast one-quarter (1/4) of Section 20, Township 31 North, Range 13 East; thence continuing westerly on and along the South line of said Northeast one-quarter (1/4) Section 20-31-13 to the Southwest corner thereof, said Southwest corner also being the existing City limits as established by Annexation Ordinance X-21 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence northerly on and along the West line of said Northeast one-quarter (1/4) Section 20-31-13 to the South right-of-way line of St. Joe Center Road also being the existing City limit as established by Annexation Ordinance No. X-16-68; thence easterly on and along said South right-of-way line to the West right-of-way line of Reed Road; thence northerly and northeasterly on and along said West right-of-way line of Reed Road, also being the City limit line, to the point of beginning containing 1,290± acres more or less.

(Prepared By: Allan D. Frisinger)
(Certified Correct this 24th day of October, 1988.
Mark L. Gensic, P.E., L.S.)

PHASE II

Parts of Sections 15, 22, and 27 all in Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Trier Road and the East right-of-way line of Maplecrest Road; thence North on and along the East line of Maplecrest Road to the North line of the Southwest one-quarter (1/4) of Section 15, Township 31 North, Range 13 East; said North line also being the platted South line of Hillsboro Section I as recorded in Plat Book 40, Pages 51 thru 55 in the Office of the Recorder of Allen County, Indiana; thence easterly on and along said South line to the Northwest corner of Lot 19, Hillsboro Section I; thence southerly on and along the platted West line of Lots 19 thru 25, Hillsboro Section I to the Southwest

corner of said Lot 25; thence easterly on and along the platted South line of Hillsboro Section I to the Southeast corner of Lot 26 Hillsboro Section I; thence northerly on and along the platted East line of Lots 26 thru 32, Hillsboro Section I to the Northeast corner of said Lot 32; thence easterly on and along the platted South line of said Hillsboro Section I to the Southeast corner of Lot 78 in said subdivision, also being the Northeast corner of the Southwest one-quarter (1/4) of Section 15, Township 31 North, Range 13 East; thence southerly on and along the East line of said Southwest one-quarter (1/4) Section 15-31-13 and the East line of the Northwest one-quarter (1/4) of Section 22, Township 31 North, Range 13 East to the Northwest corner of the Southeast one-quarter (1/4) of said Section 22-31-13; thence easterly on and along the North line of said Southeast one-quarter (1/4) Section 22-31-13 to the West right-of-way line of Lahmeyer Road; thence southerly on and along said West right-of-way line of Lahmeyer Road to the South right-of-way line of Stellhorn Road; thence easterly on and along said South right-of-way line Stellhorn Road to the East line of the Northeast one-quarter (1/4) of Section 27, Township 31 North, Range 13 East; thence southerly on and along said East line Northeast one-quarter (1/4) Section 27-31-13 to the North right-of-way line of Trier Road; thence westerly on and along said North right-of-way line Trier Road to the West right-of-way line of Lahmeyer Road; thence southerly on and along said West right-of-way line of Lahmeyer Road to the South right-of-way line of Trier Road; thence westerly on and along said South right-of-way line of Trier Road to the East right-of-way line of Maplecrest Road and the point of beginning containing 880 acres more or less.

(Prepared By: Allan D. Frisinger)

(Certified Correct this 24th Day of October, 1988

Mark L. Gensic, P.E., L.S.)

PHASE III

A part of the J.B. Richardville Reserve, Derome Reserve, and Ann Hackley Reserve, and parts of Sections 8, 9, 10, 15, 16, and 17 all in Township 31 North, Range 13 East, Allen County, Indiana more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Evard Road and the East right-of-way line of St. Joe Road, said point being on the existing city limit line as established by Annexation Ordinance X-25 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence northwesterly on and along a prolongation of said South right-of-way line of Evard Road, also being the City limit line, to the West right-of-way line of St. Joe Road; thence southwesterly on and along said West right-of-way line of St. Joe Road, also being the City limit line, to the South property line at a parcel of real estate now or formerly owned by the Shoaff Park Baptist Church, Inc. and as described in Deed Record 587 Page 190 in the Office of the Recorder, Allen County, Indiana; thence northwesterly on and along said South line of said Shoaff Park Baptist Church, Inc., real estate also being the City limit line, to the Southwest corner thereof, also being the East line of Shoaff Park; thence on and along the property line of Shoaff Park as described in Deed Record 501, Page 80 and Deed Record 498, Page 444 in the Office of the Recorder, Allen County, Indiana, also being the City limit line, the four (4) following courses and distances; North fourteen (14) degrees - twenty-two (22) minutes - East (Assumed Bearing and Basis of following three (3) courses) 598 feet to a point; thence North-

sixty-five (65) degrees - fifty-eight (58) minutes - West, 549.7 feet to a point; thence North - twenty-nine (29) degrees - thirty-six (36) minutes East 880.1 feet to a point; thence North sixty-three (63) degrees - thirty-five (35) minutes - West to the intersection with the centerline at the St. Joseph River; thence upstream on and along the thread of the St. Joseph River, to its intersection with the Northwesterly prolongation of the North line of Lot F in Fisher's Suburban Addition Amended as recorded in Plat Book 17, Page 132A; thence southeasterly on and along the Northerly line of Lots F and G in said Addition to the westerly right-of-way line of St. Joe Road; thence northeasterly on and along said westerly right-of-way line of St. Joe Road to its intersection with the northwesterly prolongation of the North line of Sunnybrook Acres Section 5 as recorded in Plat Book 24, Pages 127-128 in the Office of the Recorder, Allen County, Indiana; thence southeasterly on and along said North line of Sunnybrook Acres Section 5 to the northwesterly line of Concord Hill Section 2 Amended as recorded in Plat Book 42, Pages 40 thru 45 in the Office of the Recorder of Allen County, Indiana; thence northeasterly on and along said northwesterly line to the North corner of Lot 134 in said Concord Hill Section 2; thence on and along the northerly and easterly lines of Lots 134, 133, and 132 Concord Hill Section 2 the following two (2) courses and distances; South - thirty-seven (37) degrees - thirteen (13) minutes - forty-three (43) seconds - East (Plat Bearing), 215.78 feet to the mid-east line corner of said Lot 133; thence South - seven (7) degrees - fifty-eight (58) minutes - twenty-seven (27) seconds - East (Plat Bearing), 156.49 feet to the Northwest corner of Lot 108 in Concord Hill Section 2; thence easterly on and along the North line of said Lot 108 and its prolongation to the Northwest corner of Lot 164 Tanbark Trails Section 3 as recorded in Plat Book 43, Pages 8 thru 12 in the Office of the Recorder, Allen County, Indiana; thence easterly on and along the North line of said Tanbark Trails Section 3 to the Northeast corner of said addition; thence southerly on and along the East line of said Tanbark Trails Section 3 and the East line of Tanbark Trails Section 1 as recorded in Plat Book 42, Pages 4 thru 8 in the Office of the Recorder Allen County, Indiana and its South prolongation to the South right-of-way line of Rothman Road; thence easterly on and along said South right-of-way line of Rothman Road to the East line of the Northwest one-quarter (1/4) of Section 15, Township 31 North, Range 13 East; thence southerly on and along said East line of the Northwest one-quarter (1/4) Section 15 - 31 - 13 to the South line of said Northwest one-quarter (1/4) also being the platted South line of Hillsboro Section I as recorded in Plat Book 40, Pages 51 thru 55 in the Office of the Recorder, Allen County, Indiana; thence westerly on and along said South line to the Northeast corner of Lot 32 Hillsboro Section I; thence southerly on and along the platted East line of Lots 32 thru 26 to the Southeast corner of said Lot 26; thence westerly on and along the platted South line of Hillsboro Section I to the Southwest corner of Lot 25 Hillsboro Section I; thence northerly on and along the West line of Lots 25 thru 19, Hillsboro Section I, to the Northwest corner of said Lot 19; thence westerly on and along the platted south line of said Hillsboro Section I to the East right-of-way line of Maplecrest Road; thence southerly on and along said East right-of-way line of Maplecrest Road to its intersection with the East prolongation of the South right-of-way line of Evard Road; thence westerly on and along the South right-of-way line of Evard Road and its East prolongation to the easterly right-of-way line of Reed Road; thence southwesterly on

1 and along said easterly right-of-way line of Reed Road to
2 its intersection with the southeasterly prolongation of
3 the South right-of-way line of Evard Road; thence
4 northwesterly on and along said South right-of-way line of
Evard Road to the East right-of-way line of St. Joe Road
and the point of beginning containing 1,110 acres more or
less.

(Prepared By: Allan D. Frisinger)
(Certified Correct this 24th day of October, 1988
Mark L. Gensic, P.E., L.S.)

PHASE IV

7 All of Section 23 and parts of Sections 13, 14, 15, 22,
8 24, 25, 26, 27, 34, and 35 in Township 31 North, Range 13
9 East, Allen County, Indiana; more particularly described
as follows:

10 Beginning at the Northwest corner of the Southeast One-
11 Quarter (1/4) of Section 15, Township 31 North; Range 13
12 East; thence East on and along the North line of said
13 Southeast One-Quarter of Section 15 to the Northeast
14 corner of the West one-half (1/2) of the Southeast One-
15 Quarter (1/4) of said Section 15-31-13; thence South on
16 and along the East line of the West one-half (1/2) of the
17 Southeast Quarter of said Section 15-31-13 to the North
18 right-of-way line of St. Joe Center Road; thence easterly
19 on and along the North right of way line of St. Joe Center
20 Road to the East right-of-way line of the Wheelock Road;
21 thence southerly and southeasterly on and along the East
22 right-of-way line of Wheelock Road to the North right-of-
23 way line of Stellhorn Road (State Road No. 37); thence
24 South and parallel with the East line of the Northeast
25 one-quarter (1/4) of Section 26, Township 31 North, Range
26 13 East to the South right-of-way line of Stellhorn Road
27 (State Road No. 37); thence northwesterly on and along
28 said right-of-way line of Stellhorn Road to the East line
29 of the Northeast Quarter of said Section 26-31-13; thence
30 southerly on and along said East line to the North right-
31 of-way line of Trier Road; thence westerly on and along
32 said right-of-way to the North prolongation of the West
right-of-way line of Landin Road; thence southerly on and
along said prolongation of the West right-of-way line of
Landin Road to the southerly right-of-way line of
Maysville Road; thence southwesterly and westerly on and
along the South right-of-way line of Maysville Road and
its continuum, State Boulevard, to its intersection with
the South prolongation of the West right-of-way line of
Lahmeyer Road; thence northerly on and along said South
prolongation of the West right-of-way and West right-of-
way line of Lahmeyer Road to the North right-of-way line
of Trier Road; thence easterly on and along the North
right-of-way line of Trier Road to the West line of the
Northwest one-quarter (1/4), Section 26, Township 31
North, Range 13 East; thence North on and along the West
line of said Northwest one-quarter (1/4) Section 26-31-13
to the South right-of-way line of Stellhorn Road; thence
West on and along said South right-of-way line of
Stellhorn Road to the West right-of-way line of Lahmeyer
Road; thence North on and along the West right-of-way line
of Lahmeyer Road to the South line of the Northeast one-
quarter (1/4) of Section 22, Township 31 North, Range 13
East; thence West on and along said South line to the
Southwest corner of the Northeast Quarter of Section 22,
Township 31 North, Range 13 East; thence North on and
along the West line of the Northeast One-Quarter (1/4) of
said Section 22 and the West line of the Southeast One-
Quarter (1/4) of Section 15, Township 31 North, Range 13
East, to the point of beginning containing 1,690 acres
more or less.

(Prepared By: Allan D. Frisinger)
(Certified Correct this 24th day of October 1988
(Mark L. Gensic, P.E., L.S.)

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Northeast
Annexation Area, it is the policy of the City of Fort Wayne to
follow the provisions of Section 1.1 of Chapter 2 of the
Municipal Code of the City of Fort Wayne, Indiana of 1974, as
amended, with regards to the provision of non-capital and
capital services to the annexation area.

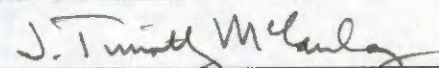
SECTION 2. That it is the policy of the City of Fort
Wayne to follow the annexation fiscal plan for said described
territory, as prepared by the Division of Community
Development and Planning, which is incorporated herein. Two
copies of said plan are on file in the office of the Clerk of
the City of Fort Wayne and are available for public inspection
as required by law.

SECTION 3. That said plan sets forth cost estimates of
the services to be provided, the methods of financing these
services, the plan for the organization and extension of these
services, delineates the non-capital improvement services to
be provided within one (1) year of annexation, the capital
improvement services to be provided within three (3) years of
annexation, and the plan for hiring employees of other
governmental entities whose jobs will be eliminated by this
annexation.

SECTION 4. That said plan is hereby approved and
adopted by the Common Council of the City of Fort Wayne,
Indiana, and shall be implemented upon the date of
incorporation of the above described territory into the City
of Fort Wayne.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Redd, seconded by Henry, and duly adopted, read the second time by title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 12-13-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Henry, and duly adopted, placed on its passage. PASSED ~~12-13-88~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>6</u>	<u>1</u>	<u>2</u>	
BRADBURY		<u>✓</u>		
BURNS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD			<u>✓</u>	
SCHMIDT	<u>✓</u>			
STIER			<u>✓</u>	
TALARICO	<u>✓</u>			

DATED: 2-14-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. R-06-89 on the 14th day of February, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Redd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of February, 1989, at the hour of 1:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of February, 1989, at the hour of 2:20 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

C& ED

COMMUNITY & ECONOMIC DEVELOPMENT

MEMORANDUM

TO: Members of City Council

FROM: Greg Purcell, Director, Community & Economic Development

SUBJECT: Amendments to the Northeast Annexation Fiscal Plan

DATE: February 7, 1989

This memo is to update you on the status of the Northeast Annexation and to highlight the amendments to the Fiscal Plan which is attached.

Priority for St. Joseph Township Volunteers

Per our discussion with the Council at its Special Session on January 31, 1989, the Northeast Annexation Fiscal Plan has been amended to incorporate a priority hiring provision for St. Joseph Township Volunteer Firefighters. That provision, found on Page 49 of the Fiscal Plan, will not jeopardize the Fort Wayne Fire Department's Affirmative Action or Equal Employment Opportunity goals.

We have also added a provision on Page 21 to specify that a Fire Ladder Truck Company will be deployed as an additional service for the annexed territory.

Animal Control

The Animal Control Department has been included in the Fiscal Plan on Page 41. In addition, Table 8, "Revenue", Table 9, "Expenditures", and Table 10, "Revenues Minus Expenses", have been revised to reflect the costs and revenues associated with animal control.

Additional MVH Funding

Per your request, we investigated the possibility of changing the entry date for each of the phases of the annexation from December 31st to December 1st in order to capture MVH funds the first year of annexation. Based upon our conversations with the Indiana Department of Highways, it is our understanding that the MVH funds the City receives are always one year behind. That is, the MVH funds we receive in 1989 are for road mileage we maintained in 1988. The intent of the regulation is to allow local governments to receive reimbursement for only those roads maintained the previous year. Therefore, moving the annexation

Members of City Council
February 7, 1989
Page 2

date to December 1st would not allow the City to receive an additional year of MVH funds since the City would have only maintained the roads for one month.

Remonstrance

A new section has been added on Page iii to correspond with the annexation ordinance. This section provides that if a sufficient remonstrance is filed, the effective date of the annexation would be 30 days after a judicial decision for Phase I and II, and two years after that date for Phase III and IV.

Agreement for "Dual" Fire Response in Selected Areas

While the St. Joseph Township Fire Department volunteers in an informal action voted to recommend against the dual response proposal, the Township Advisory Board has not acted on the proposal. The City Attorney is preparing an agreement that can be adopted by the Township Advisory Board which will be meeting this week, and we anticipate a favorable vote from the Board.

To ensure that we are negotiating this agreement in "good faith", it would be helpful to have a consensus from Council that you would be willing to approve the agreement at the same time you act on the approval of the Fiscal Plan and Annexation Ordinance next Tuesday, February 14, 1989.

GP/GS/sjh

Attachment

not to leave the
office

ANNEXATION FISCAL PLAN

City of Fort Wayne
Paul Helmke, Mayor

February 1989

Northeast
Annexation
Amended

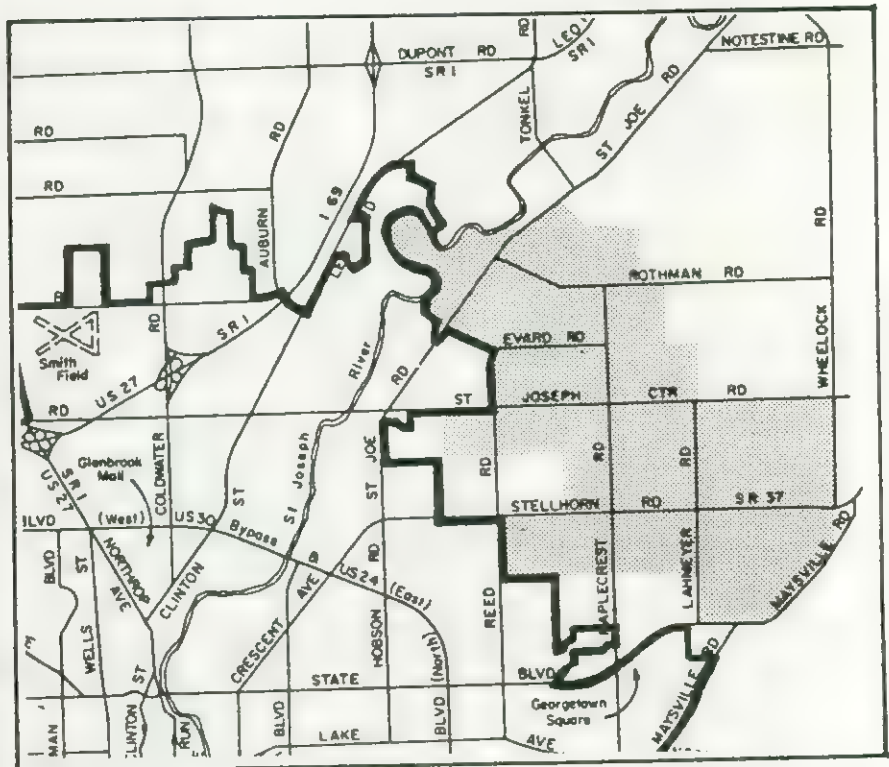
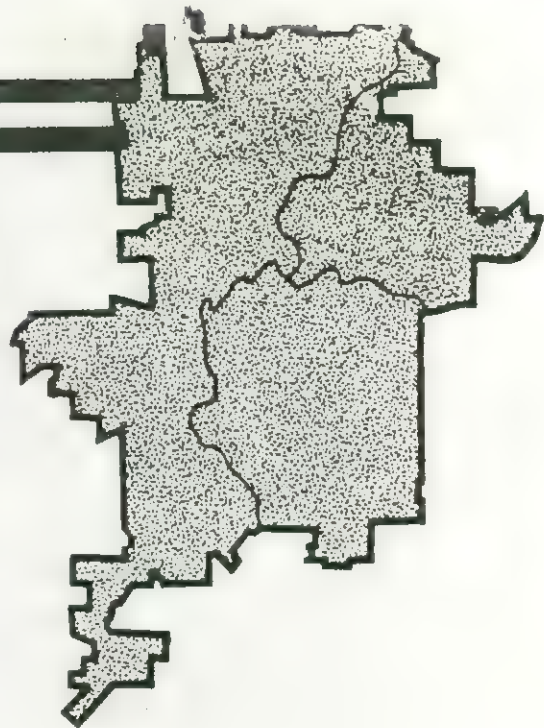


Attest:

The above and foregoing is a true and perfect copy of *annexation* *See all Other*
Northeast Annexation Amended February 1989
as the same appears and remains on record in my office.

Witness my hand and seal this *1st*
day of *March* *1989*

Danah L. Kennedy
CLERK



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell
Director
Division of Community Development and Planning

V.C. Seth, AICP
Director of Planning

Fort Wayne City Plan Commission
John Shoaff, President
Yvonne Stam, Vice President
Robert Hutner, Secretary
Janet Bradbury
Angela Derheimer
Mark Gensic
Melvin Smith
Stephen Smith
Wil Smith

RESEARCH AND PREPARATION

Gary Stair, Planner III
Pam Holocher, Planner II
Al Tepfer, Planner II
Bob Woenker, Planner II
Dixon Lambert, Planner I
Brian White, Planner I
Vernell Woods, Data Development Specialist
Janet Lewis, Secretary
Marsha Gold, Secretary
Larry Whitt, Assistant Graphic Designer

INTRODUCTION

Since its incorporation in 1840, Fort Wayne has grown through the annexation process. During the late 1800's and the first half of the twentieth century the City was successful in its efforts at keeping the urbanizing areas of the community within the city limits.

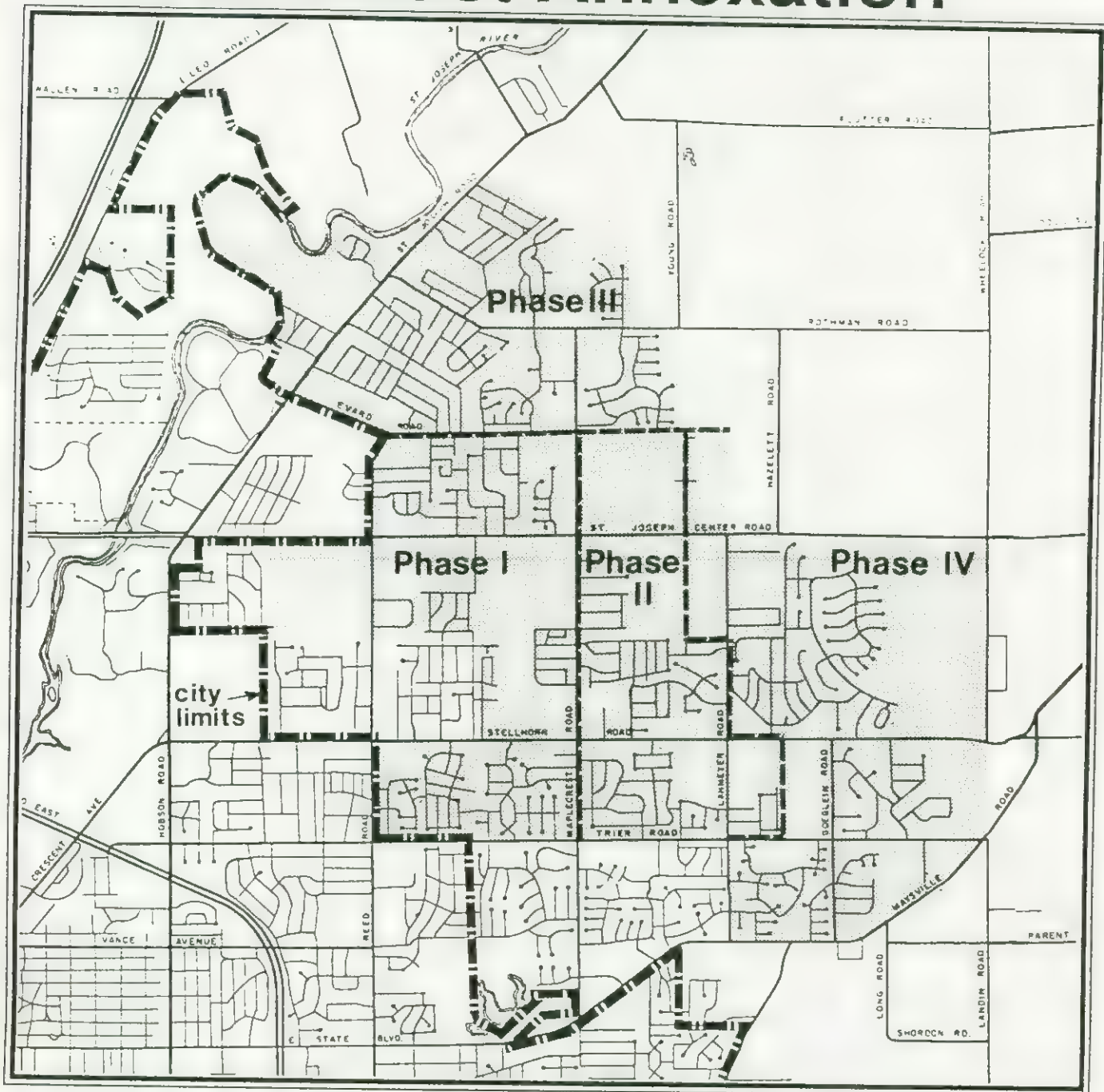
As growth accelerated after 1950, several factors thwarted the City's attempts to keep pace with an expanding County population. Random development, with lower density residential neighborhoods, good routes of transportation, greater use of automobiles, and the decentralization of major employment facilities, contributed to the decline of the City's population. While the City has continued to annex incrementally over the past thirty plus years, it has not kept pace with suburbanization. This is demonstrated by its basically static population over the last two and one half decades and its loss of tax base as a percentage of Allen County as a whole.

In its attempt to reverse these trends, the City pledged to aggressively annex so that the City, as well as the entire community, can prosper and grow. From this commitment the City has developed a new approach to annexation whereby large areas of land will be incorporated into the City. The large area will be divided into four smaller sections and phased into the City over a number of years. This phasing process will allow the city to provide capital and non-capital services to each area in an efficient, timely and comprehensive manner. The Northeast Annexation Area is the initial attempt to implement this strategy.

A map of the Northeast Annexation Area is presented on the following page. Figure I delineates each of the four phases in the Northeast Annexation with major boundary streets labeled. Also shown are the dates that each area will be incorporated into the City of Fort Wayne.

Recent legislation (IC 36-4-3-8.5) has allowed the City to provide additional incentives to property owners being annexed in the form of property tax abatement. The City has proposed that Phase I property owners receive a sixty-six percent abatement of their first year's city tax bill and a thirty-three percent abatement of their second year's bill. Phase II would receive a one-time fifty percent abatement of their first year's city tax bill. Phases III and IV would receive no abatement of city taxes due to the lengthy deferral of their effective dates of annexation.

Northeast Annexation



Annexation Area by Phase

Phase I	Dec. 31, 1989
Phase II	Dec. 31, 1991
Phase III	Dec. 31, 1994
Phase IV	Dec. 31, 1997



In the event a sufficient remonstrance is filed and is not dismissed, withdrawn or otherwise terminated prior to December 31, 1989, the effective date of the Northeast Annexation areas shall be as follows:

Phases I and II - Thirty days after the termination of the appeal period after the judicial disposition of the remonstrance

Phases III and IV - Two years after the effective date of the annexation of Phases I and II

For the purposes of this section, a sufficient remonstrance is defined as a written remonstrance filed with the Circuit or Superior Court of Allen County and signed by:

1. A majority of the owners of land in the annexed territory; or
2. The owners of more than seventy-five percent in assessed valuation of the land in the annexed territory.

The services described herein for Phases I and II will begin thirty days after the termination of the appeal period after the disposition of the remonstrance if a sufficient remonstrance is filed, and the services described herein for Phases III and IV will begin two years after the effective date of the annexation of Phases I and II if a sufficient remonstrance is filed.

TABLE OF CONTENTS

PREFACE	i
TABLE OF CONTENTS	iii
LIST OF FIGURES	v
LIST OF TABLES	vi

SECTION I: BASIC DATA

A. Location	1
B. Size	1
C. Population	1
D. Buildings	1
E. Land Use	3
F. Zoning.	3
G. Assessment	3
H. Tax Rate.	8
I. Council District.	8

SECTION II: THE COMPREHENSIVE ANNEXATION PROGRAM 9

SECTION III: STATE LAW REQUIREMENTS

A. Introduction	10
B. One-Eighth Contiguous	10
C. One-Fourth Contiguous	10
D. Conclusion.	15

SECTION IV: MUNICIPAL SERVICES

A. Police Department	17
B. Fire Department	21
C. Emergency Medical Service	23
D. Solid Waste Disposal	24
E. Traffic Control	25
F. Streets and Roads	29
G. Parks	31
H. Water	31
I. Fire Hydrants	34
J. Sanitary Sewers	35
K. Storm Sewers.	38
L. Street Lighting	38
M. Animal Control	41
N. Administrative Services	42

SECTION V: FINANCIAL SUMMARY AND RECOMMENDATION

A.	Revenues.	43
B.	Expenditures.	45
C.	Eleven Year Summary	45
D.	Recommendation.	49

Appendix:	Northeast Annexation Legal Description	51
-----------	--	----

LIST OF FIGURES

FIGURE	TITLE	PAGE
Figure 1	Phases	ii
Figure 2	Location	2
Figure 3	Phase I Zoning	4
Figure 4	Phase II Zoning	5
Figure 5	Phase III Zoning	6
Figure 6	Phase IV Zoning	7
Figure 7	Contiguity	11
Figure 8	Police and Fire	19
Figure 9	Proposed Water Projects	33
Figure 10	Proposed Sanitary Sewer Projects	37

LIST OF TABLES

TABLE	TITLE	PAGE
Table 1	Fort Wayne/Allen County Socio-economic Characteristics	13
Table 2	Street Signage Costs - Phase I	26
Table 3	Street Signage Costs - Phase II	27
Table 4	Street Signage Costs - Phase III	27
Table 5	Street Signage Costs - Phase IV	28
Table 6	Tax Revenue Formula	43
Table 7	Taxing District Rate	44
Table 8	Revenues	46
Table 9	Expenditures	47
Table 10	Revenues Minus Expenses	48
Table 11	St. Joseph Township Rates	50

SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located northeast of Fort Wayne and is bounded on the north by the St. Joseph River, St. Joseph Road, the northern line of the Sunnybrook Subdivision, and the north line of the Southwest Quarter of Section 10, in St. Joseph Township, on the east, by the center line of Section 10, in St. Joseph Township, Hazelett Road, Wheelock Road, and the east line of Section 26, in St. Joseph Township, on the south, by Maysville Road and Trier Road, and on the west by City boundaries, excluding boundary lines bordering areas known as the Villas of the Marketplace Annexation and the Tamarack Annexation (See Figure 2).

B. SIZE

The Northeast Annexation contains approximately 4,918 acres.

C. POPULATION

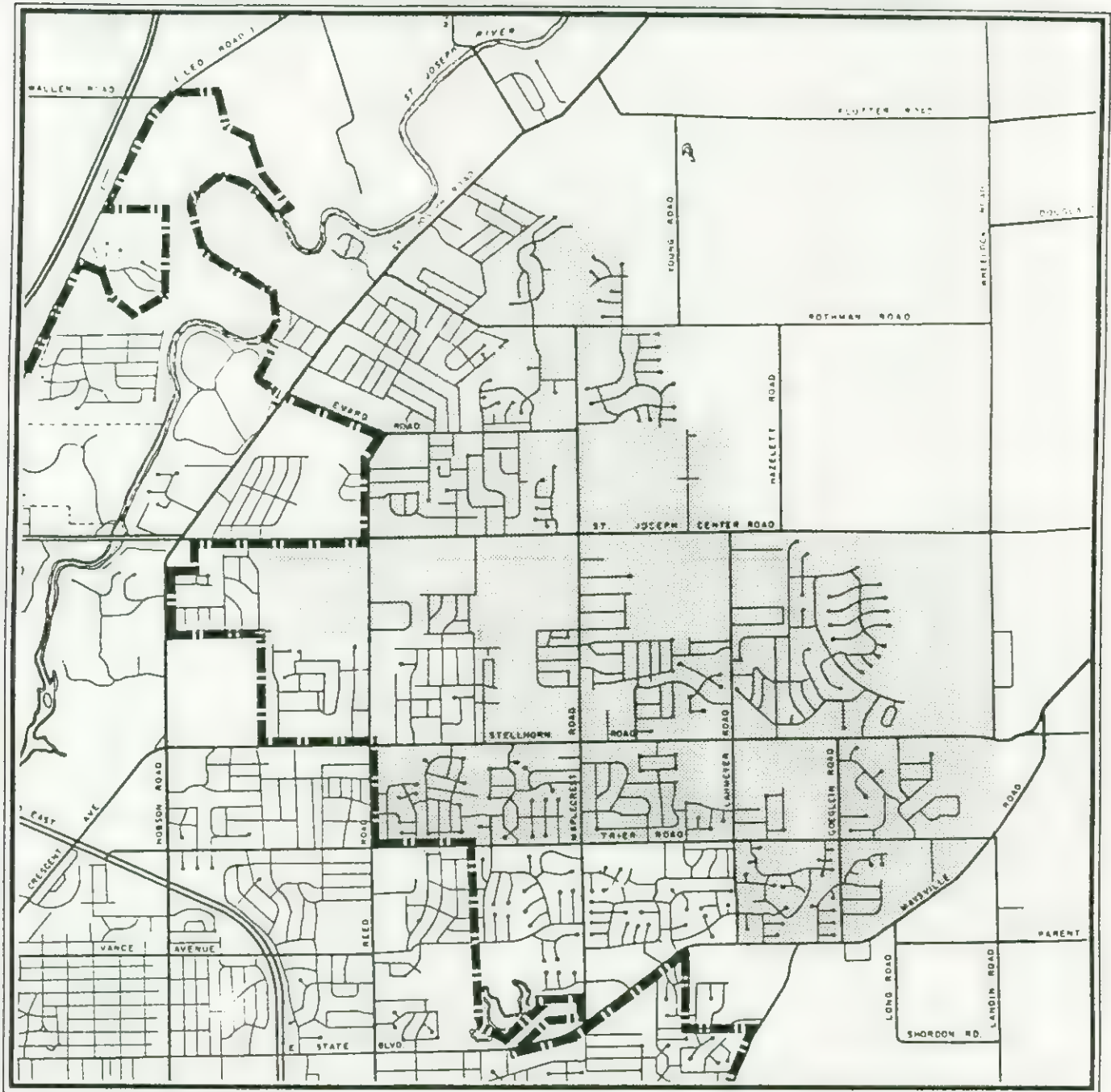
Block statistics from the Census of Population and Housing show that 16,861 persons resided in the Northeast Annexation area in 1980. This population figure was based upon a strict computation of census data using only entire block groups within the area. Any block group which was split by boundary lines was not figured in the above total. Current population, for the annexation area is estimated to be 23,832 persons. This figure was derived by multiplying the current number of households in the area by the persons per unit figure in the 1980 Census of Population and Housing.

D. BUILDINGS

Single Family Residences	6871 structures
Residential Condominiums	100 structures
Duplexes	61 structures
Commercial Buildings	46 structures
Multi-Family Buildings	22 structures
Institutional Buildings	16 structures

FIGURE 2

Northeast Annexation



Annexation Area



E. LAND USE (Approximations)

	<u>Acres</u>	<u>Percent</u>
Single Family Residential	2,407	48.94%
Agricultural	798	16.23%
Vacant	537	10.92%
Right-of-Way	533	10.84%
Park/Common Areas	266	5.41%
Commercial	120	2.44%
Institutional	119	2.42%
River/Creek	80	1.63%
Condominium	16	.33%
Multi-Family	15	.30%
Duplex	14	.28%
Utility	13	.26%
TOTALS	4,918	100.00%

F. ZONING

The Northeast Annexation area currently contains fourteen zoning classifications (See Figures 3, 4, 5, and 6). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

RS-1 Suburban Residential
RSP-1 Suburban Residential Planned
RS-2 Multiple Family
RSP 2 Planned Two Family Residential
RS-3 Multiple Family Residential
RSP-3 Multiple Family Planned
RSP Planned Residential
C-1 Limited Commercial
C-1(P) Limited Commercial Planned
C-1A Professional Services
C-2A Neighborhood Shopping Center
C-2B Community Shopping Center
C-3 General Commercial
A-2 Flood Plain

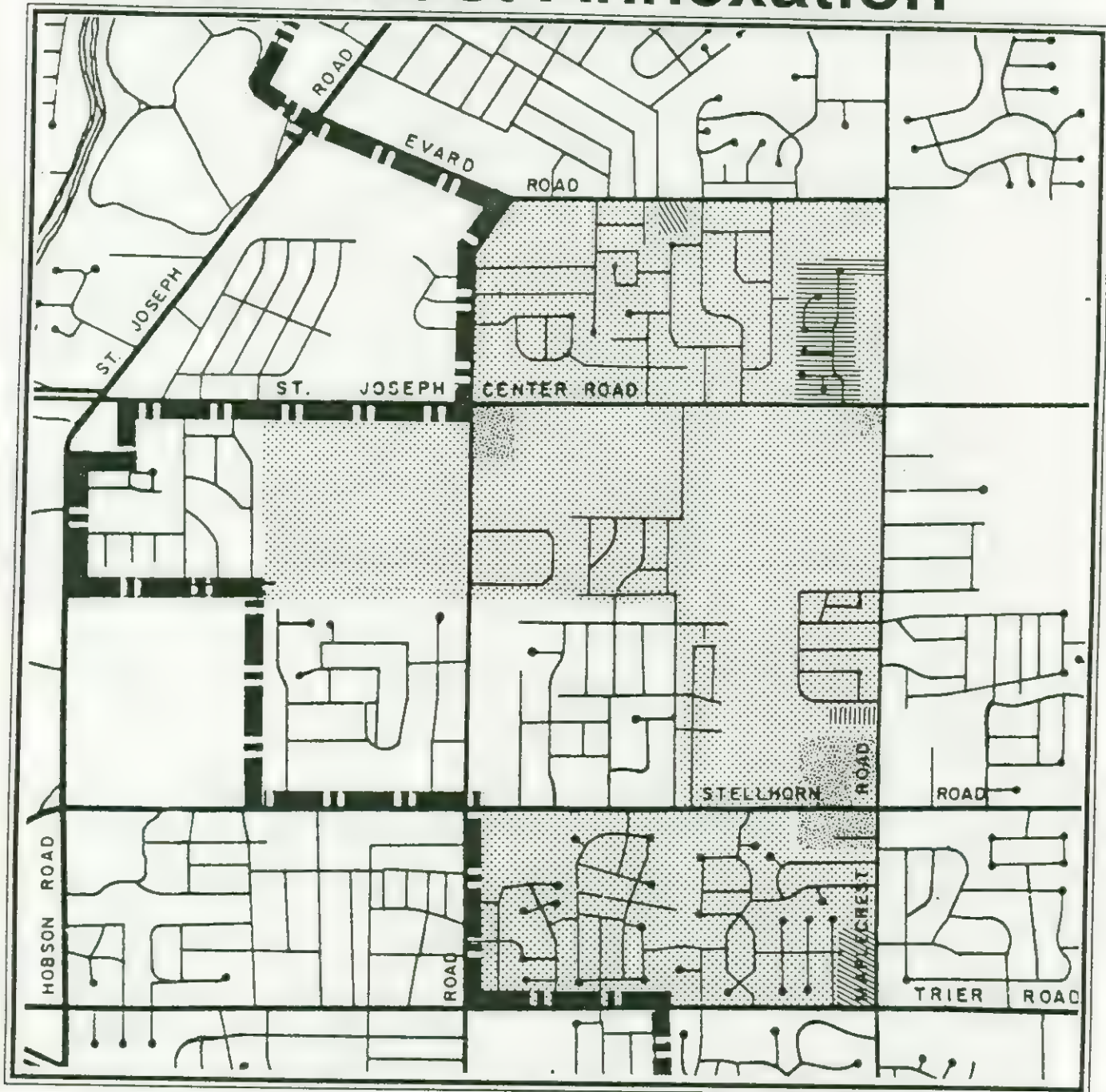
City Zoning Classification

R1 Single Family Residence District
RA Residence, District A
R2 Two Family Residential District
R2 Two Family Residential District
R3 Multiple Family Residence District
R3 Multiple Family Residence District
RA Residence, District A
B1B Limited Business District B
B1B Limited Business District B
B1A Limited Business District A
B2A Neighborhood Shopping Center
B2B Community Shopping Center
B3B General Business District B
RA Residence, District A

G. ASSESSMENT

\$89,032,825

Northeast Annexation



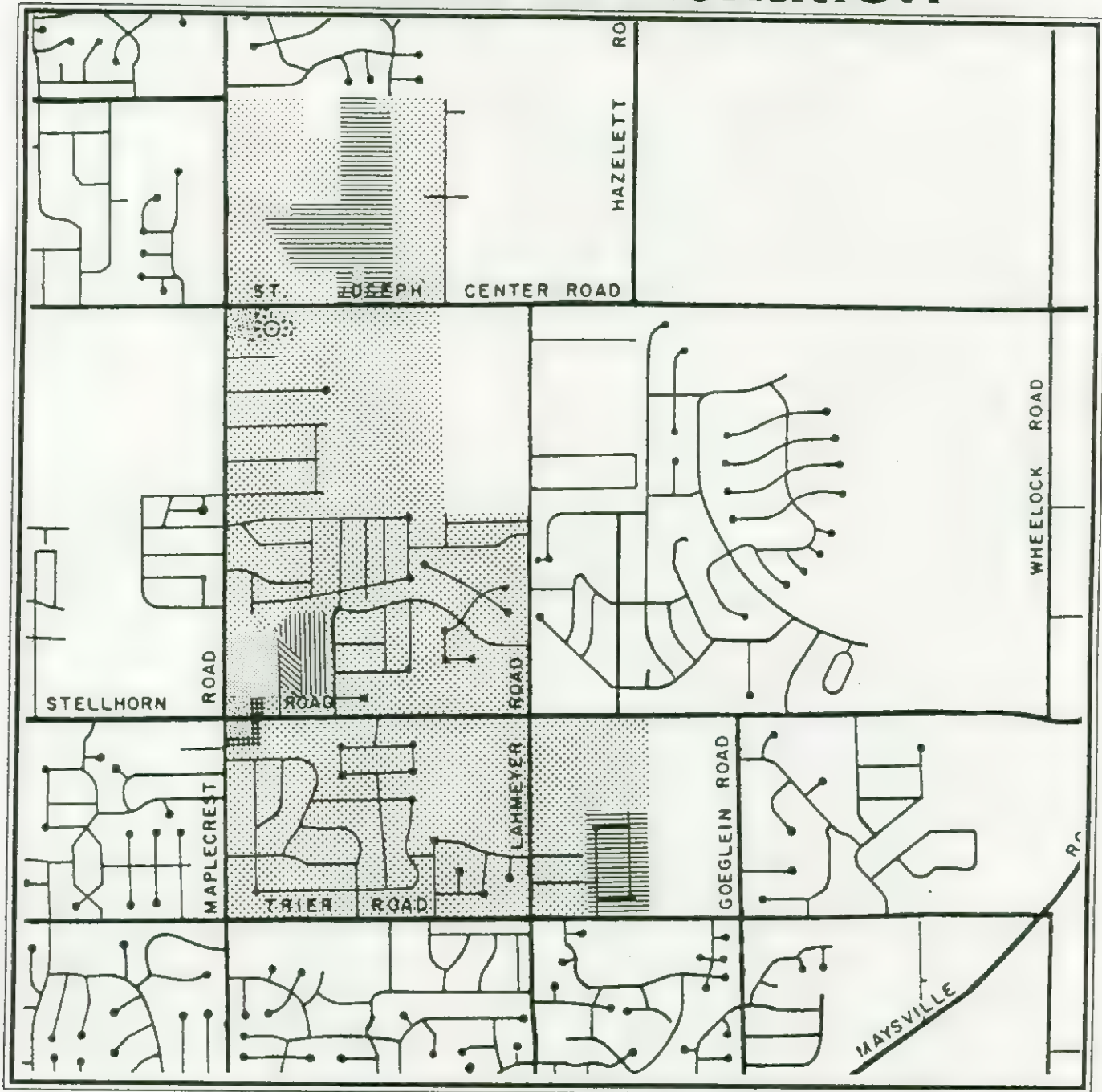
Zoning - Phase I



	RS-1 Suburban Residential
	RSP-1 Planned Single Family
	RSP-2 Planned Two Family
	RSP-3 Planned Multiple Family
	C-1 Limited Commercial

FIGURE 4

Northeast Annexation



Zoning - Phase II











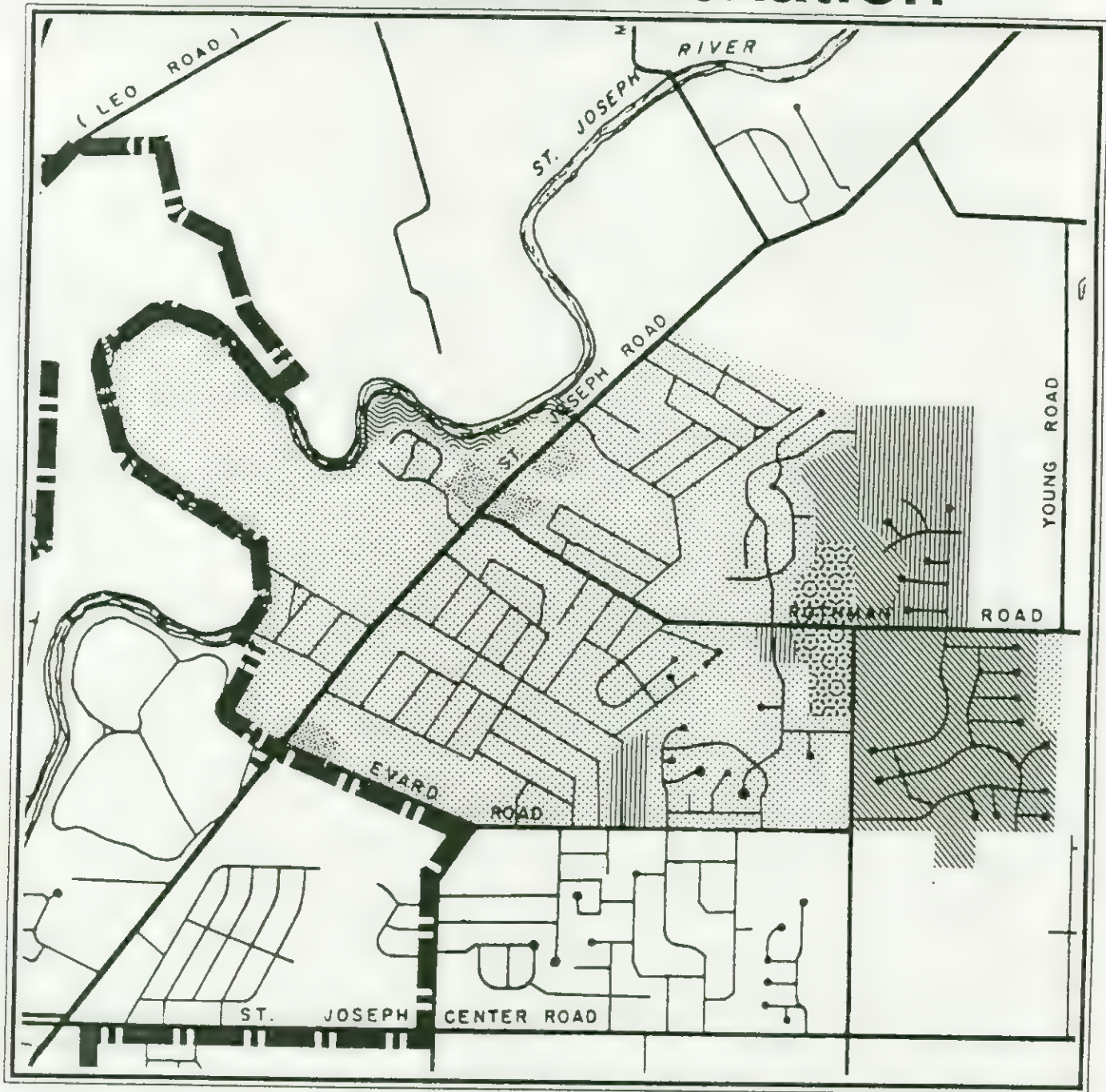
- | | |
|---|--|
|  RS-1 Suburban Residential |  C-1 Limited Commercial |
|  RSP-1 Planned Single Family |  C-1A Professional & Personal Service |
|  RSP-2 Planned Two Family |  C-2A Neighborhood Shopping Center |
|  RSP-3 Planned Multiple Family |  C-3 General Commercial |

FIGURE 5

Northeast Annexation



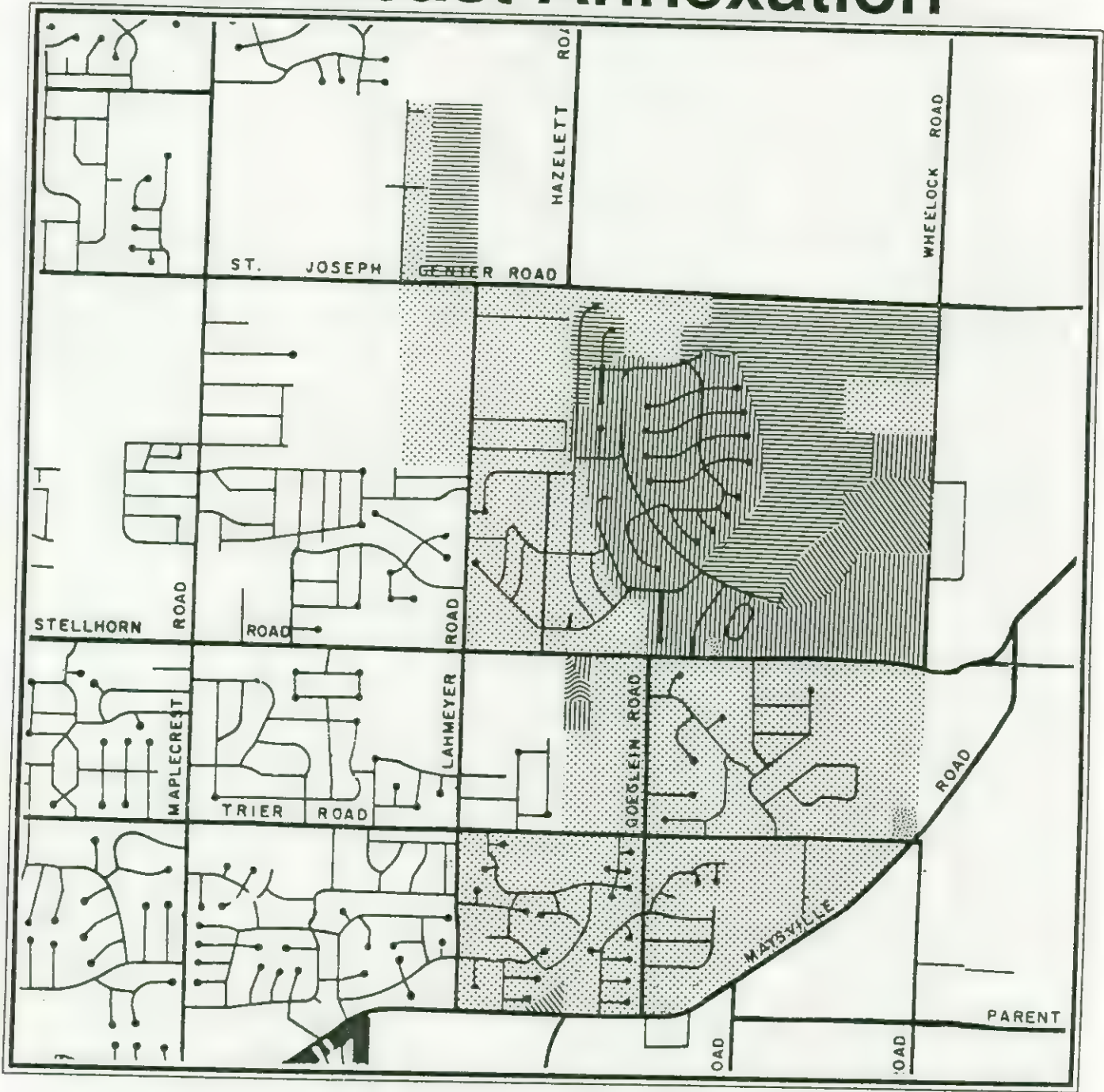
Zoning - Phase III



- | | |
|---|--|
|  RS-1 Suburban Residential |  C-1 Limited Commercial |
|  RSP-2 Planned Two Family |  C-2B Community Shopping Center |
|  RSP-3 Planned Multiple Family |  A-2 Flood Plain |

FIGURE 6

Northeast Annexation



Zoning - Phase IV



- | | |
|---|---|
|  RS-1 Suburban Residential |  RSP-3 Planned Multiple Family |
|  RSP-1 Planned Single Family |  C-1 Limited Commercial |
|  RSP-2 Planned Two Family |  A-2 Flood Plain |

H. TAX RATE: ('87 PAYABLE '88 RATES)

Existing (St. Joseph Township PTC):	\$6.3032	
After Annexation (Fort Wayne/St. Joseph):	\$10.0656	
Increase	\$ 3.7624	(59.7 percent increase)
Existing (St. Joseph Township):	\$6.1790	
After Annexation (Ft. Wayne/St. Joseph):	\$10.0656	
Increase	\$ 3.8866	(62.9 percent increase)

I. COUNCIL DISTRICT

Under the existing structure the annexation area will be in City Council District 2. However, after the figures from the 1990 U.S. Census are tabulated and distributed, councilmanic redistricting will occur. It is likely that council district boundaries will be altered, and that the annexation area will be effected.

SECTION TWO

The Comprehensive Annexation Program

While the Northeast Annexation Area introduces a new strategy regarding annexation policy, much of the area has been under study for some time. The majority of the area included in this proposal was part of a larger comprehensive annexation program formulated by the Department of Community Development and Planning in 1975 and adopted by the City Council in 1976.

The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City Limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth".

Because of the rapid urbanization in St. Joseph Township over the last decade and a half, more areas of St. Joseph Township have met the criteria mentioned above than were included in the Annexation Policy and Program Study. The majority of unincorporated St. Joe (SJ) 2 and much of St. Joe (SJ) 3, as well as several quarter sections east and north of St. Joe 2, are included in this recommendation for the Northeast Annexation.

SECTION THREE - STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must be sure that the proposed annexation is in accordance with the State law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. An annexing city must meet the guidelines of at least one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5 percent) to the municipality and it must meet at least one of the following three conditions: (a) have a population density of at least three persons per acre; (b) be zoned for commercial, business, or industrial uses; (c) be at least sixty percent subdivided.
2. The boundaries of the annexation area must be at least one-fourth contiguous (25 percent) to the municipality and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods for financing such services.

The Northeast Annexation Area meets not just one, but both of the options which have been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how the Northeast Annexation Area meets these two annexation requirements.

B. ONE-EIGHTH CONTIGUOUS

Figure 7 illustrates the length of the external boundaries of the annexation area. As can be seen, 26 percent of the annexation area's boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation meets the 12.5 percent contiguity requirements mandated by State statute.

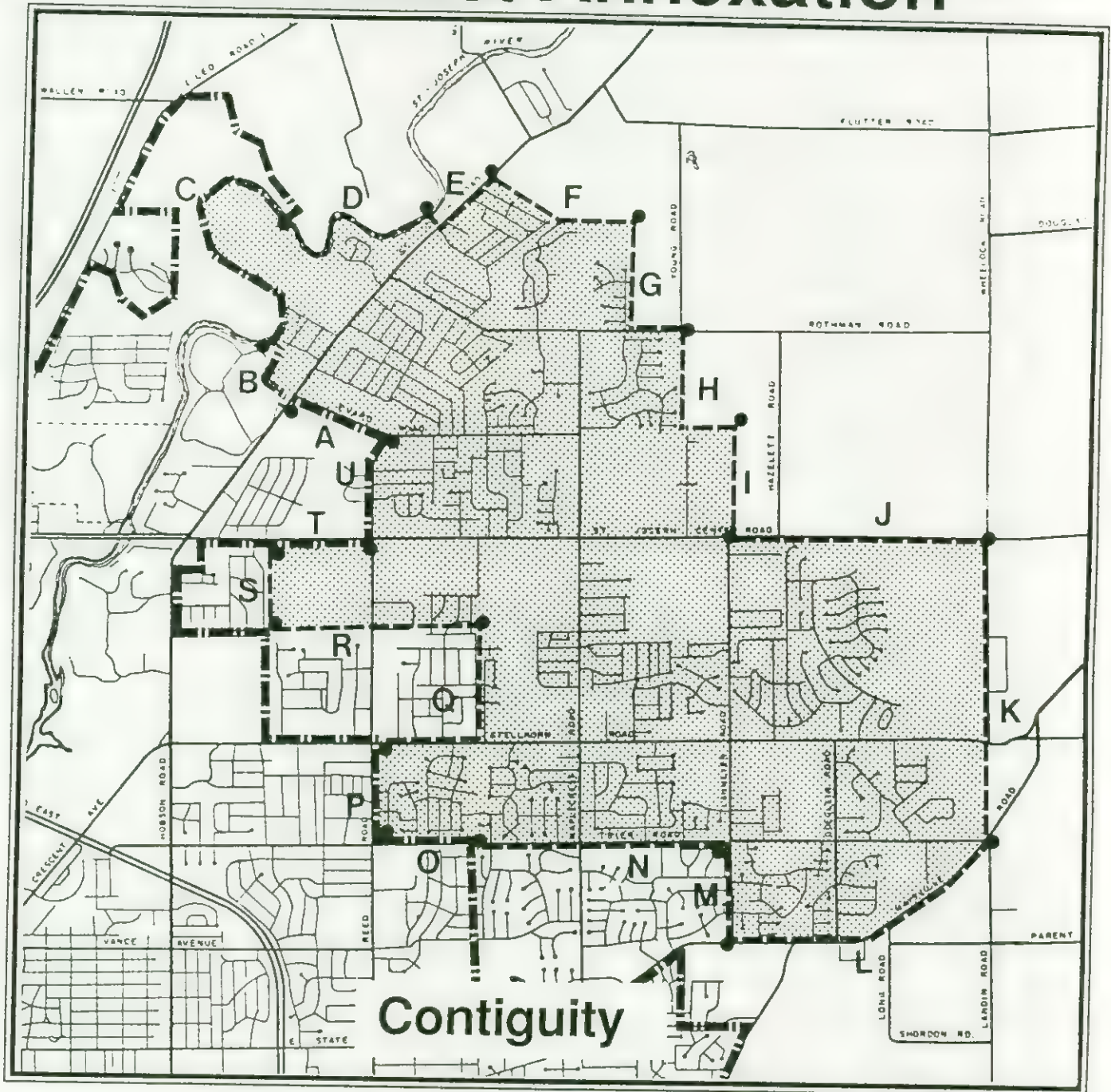
As mentioned in the introduction, if the annexation is at least one-eighth contiguous (12.5 percent) to the municipality, it can be annexed if any one of the three conditions are met. The Northeast Annexation meets one of the three conditions in that it has over three persons per acre.

C. ONE-FOURTH CONTIGUOUS

The second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous and if it is needed and can be used by the municipality for its development

FIGURE 7

Northeast Annexation



CONTIGUOUS

A	2810'
B	3100'
C	7120'
O	2770'
P	2760'
T	2605'
U	2820'

NON-CONTIGUOUS

D	5080'
E	3390'
F	4275'
G	4025'
H	3945'
I	2615'
J	6640'
K	5675'
L	10040'
M	2665'
N	6715'
Q	5290'
R	5280'
S	2625'

23985' FT. (26%)

68260' FT. (74%)



in the reasonably near future (IC-36-4-3-13). As noted before, the annexation area is 26 percent contiguous to Fort Wayne. Therefore, it meets the contiguity requirements mandated by the second test.

Having met the contiguity requirement, the area must be needed and can be used by the municipality for its development in the reasonably near future. As will be explained, the Northeast Annexation Area meets this requirement and is needed for the following reasons:

1. Equalizing the Tax Burden;
2. More Efficient Service Provisions; and
3. Planning Control

1. Equalizing the Tax Burden

One of the most serious problems confronting Fort Wayne is finding ways to maintain urban services at acceptable levels in an environment of declining revenues and population. Inflationary pressures push up the cost of providing services, while suburban migration erodes the City's tax base. Thus, a smaller number of City residents must bear the cost of maintaining increasingly expensive services. Everyone in the metropolitan area benefits from a healthy central city and its facilities and services, but not everyone bears an equitable share of the cost for these services.

The gravity of this problem can be understood by examining socio-economic trends in the Fort Wayne and Allen County area. Fort Wayne's share of Allen County population has been steadily decreasing (See Table 1). Between 1960 and 1980, the Fort Wayne proportion of the total County population has decreased from 70 percent to 59 percent (to 48 percent if the population annexed during the two decades is discounted).

These shifts in population, with the resultant loss of income, have made it exceedingly difficult for the City to provide adequate services. Compounding this problem is the fact that the City has been shouldering a disproportionate share of the metropolitan area's social problems.

This fact is clearly shown in Table 1. For example, the City, with 59 percent of the County's population in 1980, had 83 percent of all families in Allen County that received public assistance income. In addition, 79 percent of all Allen County families that had incomes below the poverty level resided in the City in 1980. Finally, Fort Wayne also had 82 percent of all families that had a female head of household and 74 percent of the Allen County population that received social security income in 1980.

TABLE 1

**FORT WAYNE / ALLEN COUNTY
SOCIOECONOMIC CHARACTERISTICS**

FORT WAYNE			ALLEN COUNTY (excluding F.W.)		TOTAL ALLEN COUNTY
POPULATION					
1960	161,776	70.0%	70,420	30.0%	232,196
1970	177,671	63.4%	102,784	36.6%	280,455
1980	172,196	58.5%	122,139	41.5%	294,335
ELDERLY POPULATION (65+)					
1960	15,245	78.3%	4,230	21.7%	19,475
1970	18,240	76.4%	5,634	23.6%	23,874
1980	20,479	72.9%	7,595	27.1%	28,074
MEDIAN FAMILY INCOME					
1960	\$ 6,492		\$ 6,732		
1970	\$10,401		\$12,627		
1980	\$19,580		\$25,777		
FAMILIES RECEIVING PUBLIC ASSISTANCE INCOME					
1970	1,364	81.7%	306	18.3%	1,670
1980	4,120	82.7%	861	17.3%	4,981
FAMILIES WITH FEMALE HEAD OF HOUSEHOLD					
1970	5,201	81.8%	1,154	18.2%	6,355
1980	11,802	81.6%	2,655	18.4%	14,457
POPULATION RECEIVING SOCIAL SECURITY INCOME					
1970	18,872	76.3%	5,866	23.7%	24,738
1980	17,240	73.5%	6,206	26.5%	23,446
FAMILIES WITH INCOMES LESS THAN POVERTY LEVEL					
1970	2,750	76.8%	833	23.2%	3,583
1980	3,756	78.7%	1,019	21.3%	4,775

Source: General Social and Economic Characteristics, Indiana (1970), U.S. Bureau of the Census.

Census of Population and Housing, Indiana, (1980), U.S. Bureau of the Census.

The impacts of these demographic changes in Fort Wayne-Allen County have been inequitable. Population shifts and the fact that a disproportionate number of the economically disadvantaged live in Fort Wayne are reasons why City residents are required to pay higher taxes than suburban residents. However, they are less able to accommodate the higher taxes than their suburban counterparts because, as Table 1 shows, the median family income for the City was \$6,197 less than the median family income for the remainder of Allen County in 1980.

To make matters worse, the evidence suggests that not only do city residents pay higher taxes because they support disproportionate numbers of the economically disadvantaged, but they pay higher taxes because they are also subsidizing a large segment of the suburban population.

Although it is very difficult to document the exact extent of the subsidization taking place, it is clear that every day, large numbers of suburban residents utilize significant quantities of police, fire, park, and street services from Fort Wayne while not paying their fair share. For example, a random examination of the accident reports prepared by the Fort Wayne Police Department for the week of August 19-28, 1988, shows that they responded to 311 accidents in the City. Of the 311 reports in which the address of the person (or persons) involved in the accident could be determined, it was discovered that 171 police runs were made to assist non-city residents. Thus, 55 percent of the accident runs made by the Fort Wayne Police Department in this ten day period were made to assist non-city residents. It should be noted that the budget of the Fort Wayne Police Department is comprised primarily of funds received from the City's General Fund. City residents currently pay \$2.5106 per every \$100 of assessed property valuation to the General Fund, whereas Non-City residents do not contribute to this fund.

Such subsidization of county residents by their less affluent City neighbors is not only confined to the Police Department. For example, the Fort Wayne Parks Department, with its recreational facilities and special activities, such as basketball courts, baseball diamonds, tennis courts, playground facilities, concerts, and rose walks, attracts people from all over Allen County. However, only City residents pay the Park General tax of .4230 cents per every \$100 of assessed valuation so that everyone can continue to enjoy the City's park system.

The fact that suburban residents of Allen County consume such a large amount of City services may surprise some people, particularly those suburban residents who claim they never use City services. However, the City of Fort Wayne is the social, recreational, governmental, economic, educational, and cultural center for the entire metropolitan region and, as such, provides numerous services to non-City residents. In conclusion, one of the reasons Fort Wayne needs the Northeast Annexation area is to

help equalize the tax burden, which in turn, will enable the City to continue to provide adequate services to its residents.

2. More Efficient Service Provisions

The Northeast Annexation area is also needed so that the City can provide services more efficiently. The annexation of this area will improve the delivery of services by allowing the City to take advantage of economies of scale. If, for example, Fort Wayne invests in a fire station, a truck, and the staff necessary to respond to a fire 24 hours a day, it is most efficient to utilize these resources to their fullest capacity. Therefore, if such a hypothetical station has a range of response of two miles in all directions and if the station is not utilizing all areas within that range, the station is being underutilized. This is inefficient and increases the cost of fire protection to the entire area. In fact, this is the case in many of the areas in the Northeast Annexation area. The Fort Wayne Fire Department as well as other City service departments have stated that they can provide services to many of the areas in the Northeast Annexation area with no increase in staff and with minimal increases in expenditures.

Therefore, the annexation of this area will enable City departments, as well as other service agencies, to utilize their excess capacity, and will reduce the cost of services for the thousands of Fort Wayne residents who are presently paying for this excess capacity.

3. Planning Control

The Northeast Annexation area is also needed by Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards which are more attuned to urban areas which are adjacent to the City. On the other hand, the County, which has large amounts of agricultural land, has standards which are more attuned to a rural lifestyle.

It makes sense to have distinct standards for urban and rural uses. What does not make sense is to allow areas which are within the urban service area of Fort Wayne, as stated in the Fort Wayne Comprehensive Plan, to be subjected to standards which may not be suitable for urban development.

D. CONCLUSION

The Northeast Annexation Area should be annexed into Fort Wayne because it meets the annexation tests which have been established by the State Legislature. The annexation area is 26 percent contiguous to the City and has over three persons per acre. In addition, the area meets yet another test for annexation in that it is more than 25 percent contiguous to the City and is needed

and can be used by the City for its growth and development in the reasonably near future.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan projects costs and methods of financing municipal services for the Northeast Annexation area. The municipal services each department will provide will be described individually by phase. How and when the City plans to extend non-capital services and capital improvements is also outlined in the following pages. As will be seen, the explanations of the above provisions satisfies the requirements of Indiana State Law.

The municipal services described in this section are analyzed according to the needs of the Northeast Annexation area, the costs of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar, and are calculated at today's dollar value. In addition, costs to provide municipal services to the Northeast Annexation area will be inflated in the Financial Summary Section, which follows this section. As required by State Law, the annexation area will be treated similar to other City areas, and will receive urban services in the same manner as other areas within the City. Because the fiscal plan covers a ten year period, it is uncertain which City policies will be in effect when all phases are annexed. But, services will be provided to each phase in a manner as they are provided to other areas of the City which are similar in topography, patterns of land use, and population density. Fort Wayne will provide services of a non-capital nature, including police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance immediately upon the effective date of annexation. Street lighting and street construction will be provided in accordance with the standard procedures of the City, which include petitioning and financial participation by property owners. The water, sewer, and drainage services of the Fort Wayne City Utilities will be made available to the area in conformance with relevant State Law and utility policies. Existing facilities of the Fort Wayne Parks and Recreation Department will also be available to residents of the area upon annexation. Park development within the annexation area is contingent upon the park planning standards and methods used throughout the City.

A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the

community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

Police District 3 will be expanded to cover all phases in the Northeast Annexation Area upon annexation. (See Figure 8) The Police Department has projected the number of police officers needed to service each phase of the Northeast Annexation area. Police District 3 statistics were used to project service needs and costs in each phase because this district is adjacent to the Northeast Annexation area, and has similar demographic characteristics, as well as having comparable types of calls for police service.

Costs for service in each phase are based upon the estimated number of calls per year. This figure is then multiplied by the estimated average time per call, .75 hours, giving the total annual service time. Direct personnel costs are derived by multiplying the total annual service time by the average hourly rate of \$11.23, and then by the average number of police officers on duty at any one time in Police District 3. Direct non-personnel costs including capital costs and operating costs for police vehicles have also been included in the total costs to provide services in each phase, as well as, other costs which have been calculated to be 3 percent of the total direct personnel and non-personnel costs.

Phase I

It has been estimated that there will be 387 calls for service per year in Phase I. The Police Department has determined that additional personnel or equipment are not required to make the 387 additional service calls which are estimated to occur in this area. Personnel costs to respond to the 387 calls for service using the above mentioned methodology are \$19,540 per year. Equipment costs to provide this service are calculated to be \$15,654 per year, and other costs (3 percent of the total direct personnel and non-personnel costs) are estimated to be \$1,055 annually. Adding the above costs together, the total annual cost to answer calls for service in Phase I for one year is \$36,249 or \$94.00 per call.

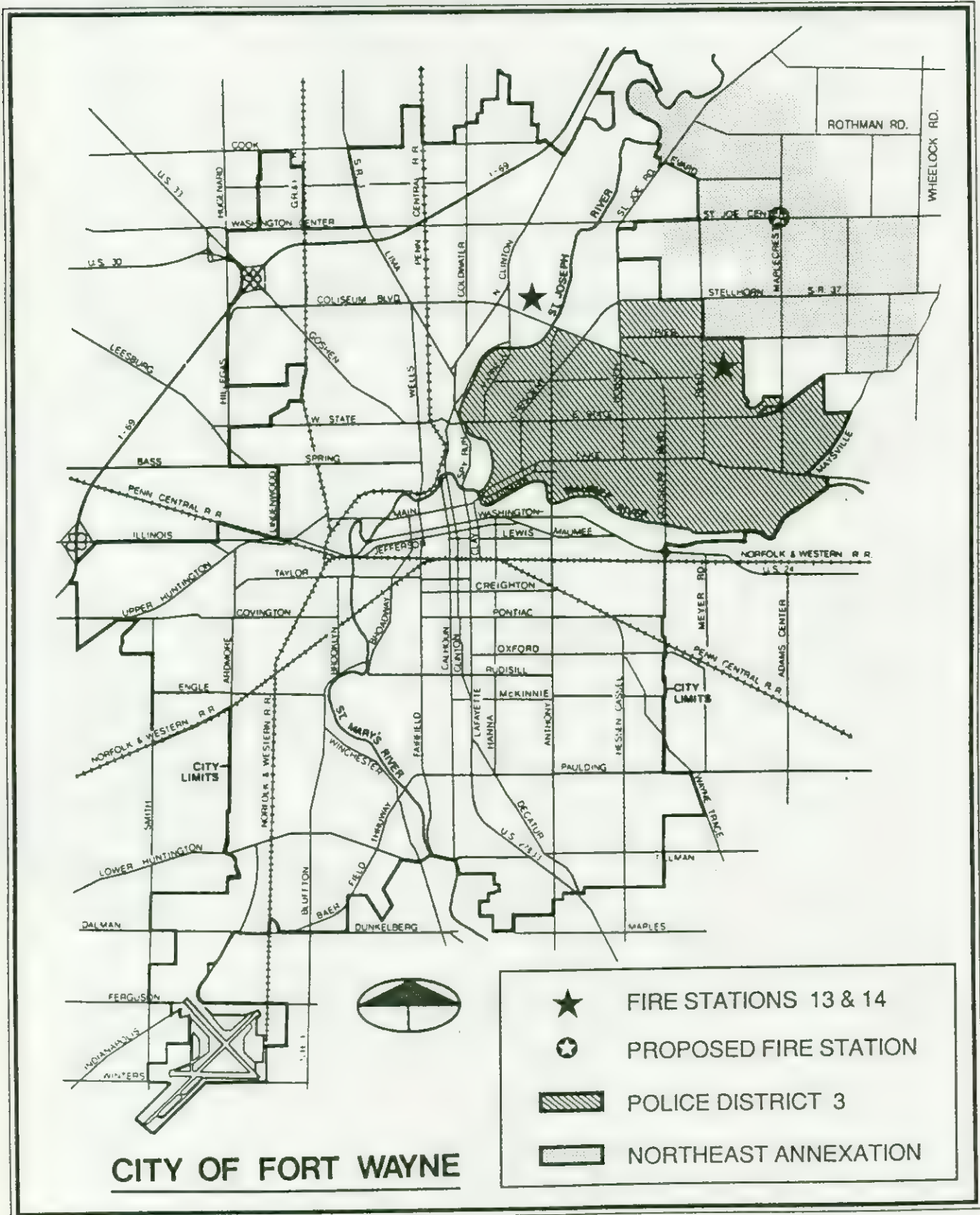
ESTIMATED COSTS: \$36,249.00

Phase II

It has been estimated that there will be 240 calls for service per year in Phase II after annexation occurs. The Police Department has determined that it will need an additional officer per shift, and an additional vehicle to adequately serve this area and the remainder of Police District 3.

FIGURE 8

Northeast Annexation



Police and Fire Service

The costs for the three additional personnel, one per shift, and an additional vehicle will be shared with the other areas in Police District 3 as the additional personnel will be providing services to the entire district. Personnel costs to respond to the 240 calls for service using the previously discussed methodology are \$18,192 per year. Equipment costs to provide this service are calculated to be \$23,481 annually, and other costs (3 percent of the total direct personnel and non-personnel costs) are estimated to be \$1,250 each year after annexation occurs. Adding the above costs together, the total annual costs to provide service in Phase II for one year are \$42,923 or \$179.00 per call.

ESTIMATED ANNUAL COST: \$42,923.00

Phase III

The Police Department has estimated that there will be 160 calls for service per year in Phase III. It has been determined that additional personnel or equipment, after additional personnel and equipment have been provided in Phase II, will not be required to make the additional 160 calls for service in this area. Personnel costs to respond to the 160 calls for service are calculated to be \$12,128, while equipment costs to provide this service are calculated to be \$23,481. Other costs (3 percent of the total direct personnel and non-personnel costs) are estimated to be \$1,068 annually. Adding the above costs together, the total annual costs to provide service in Phase III for one year are \$36,677 or \$229.00 per call.

ESTIMATED ANNUAL COST: \$36,677.00

Phase IV

The Police Department has estimated that there will be 240 calls for service per year in Phase IV of the Northeast Annexation area. In order to adequately serve this area, the Police Department has determined that it will need an additional officer per shift, and an additional vehicle. The costs for the three additional personnel and additional vehicle will be shared with the other areas in Police District 3 as the additional personnel will be providing services to the entire district. Personnel costs to respond to the 240 calls for service using the previously discussed methodology are \$24,256 per year, while equipment costs for providing this service will be \$23,481 annually and other costs (3 percent of the total direct personnel and non-personnel costs) will be \$1,667. Adding the above costs together, the total annual costs to provide service in Phase IV for one year are \$49,404, or \$206.00 per call.

ESTIMATED ANNUAL COST: \$49,404.00

Once all phases of the Northeast Annexation have been incorporated, the need to split Police District 3 in some manner may become apparent. This would increase the quality of police service to the northeast area, and represent little cost to the Fort Wayne Police Department.

Besides splitting Police District 3 to better serve the Northeast area, another way to address the growing district is to locate a police substation in a Northeast fire house, possibly Station #14 on Reed Road. The feasibility and cost of such a project has yet to be determined.

Funding for police services in all phases of the Northeast Annexation area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund.

B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Northeast Annexation Area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection, EMS support response on life hazards, hydrant maintenance, and public education.

Phase I

Primary response for fire protection in Phase I of the Northeast Annexation area will come from Station 14 at 3400 Reed Road. Phase I is predominately located within the 2 mile service radius of Station 14 and the services that will be provided by the station to Phase I will be comparable to the services given to other areas of the City. One Class A Pumper with a 1250 gallon per minute capacity, and one emergency medic response car are located at this station. Backup response would come from Station 13 located at 1103 East Coliseum Boulevard (See Figure 8). Also, a ladder truck company will be placed in a fire station serving the annexed area, to be removed for maintenance or if a better coverage area can be found in the future.

The annexation of Phase I will not require a new fire station nor will it require additional personnel or equipment. Costs for providing service to the area were derived by multiplying a cost per call figure of \$509.00 by the number of estimated runs to Phase I in one year. The Fort Wayne Fire Department has estimated that there will be approximately 100 calls to fire emergencies made annually to the area. The cost per call figure was derived by adding all expenses generated by Station 14 and dividing these expenses by the number of estimated calls in its service area. Total costs would then calculate to be \$50,900 per year.

ANNUAL OPERATING COSTS: \$50,900.00

Phase II

Primary response for fire protection in Phase II of the Northeast Annexation area will come from Station 14 at 3400 Reed Road. Phase II is similar to Phase I in that it is predominately located within a 2 mile service radius of Station 14 and the services that will be provided by this station to Phase II will be comparable to the services given to other areas of the City. As noted above, one Class A Pumper with a 1250 gallon per minute capacity, and one emergency medic response car are located at this station. Backup response would come from Station 13 at 1103 East Coliseum Boulevard.

The annexation of Phase II will not require a new fire station nor will it require additional personnel or equipment. Costs for providing service to the area were derived by multiplying a cost per call figure of \$467.00 per call by the number of estimated runs to Phase II in one year. The Fort Wayne Fire Department has estimated that there will be approximately 75 calls to fire emergencies made annually to the area. The cost per call was derived by adding all expenses generated by Station 14 and dividing these expenses by the number of estimated calls in its entire service area. Total operating costs are calculated to be \$35,025 per year.

ANNUAL OPERATING COSTS: \$35,025.00

Phase III

The Fort Wayne Fire Department has determined that it will be necessary to construct a new fire station to provide adequate fire protection to Phase III in the Northeast Annexation area. The station should be located in the vicinity of the St. Joe Center Road and Maplecrest Road intersection. These roads provide excellent north-south and east-west travel to the area to be served. For adequate operating capability, the station should have a minimum of two bays. The Fort Wayne Fire Department may be able to negotiate an agreement with the St. Joe Township Fire Department to purchase their building, at the St. Joe Center Road and Maplecrest Road intersection, and their equipment. The City would then have the option of choosing the least expensive alternative for providing fire protection to the area, either building a new station and equipping it or purchasing the St. Joe Township Station and equipping it. For purposes of this report the Fort Wayne Fire Department has projected costs on the assumption that it will build a new station. Two years before Phase III is annexed into the City, land for the station must be purchased, at an estimated cost of \$50,000 and site improvements must be made at an estimated cost of \$30,000. Construction of the station will take place one year before the effective date of annexation of Phase III. It will cost approximately \$250,000 to build a 5,000 square foot station, \$125,000 for furnishings and equipment, \$150,000 for a Class A Pumper for the station, and

\$4,000 for one medical vehicle.

Financing for the purchase of the building, and furnishings could be done through a general obligation bond at an estimated 7 percent interest rate extended over a 20 year period. Financing for the Class A Pumper could be done through a lease program extended over a 10 year period at an estimated 7 percent interest rate. The med car could be purchased over a 3 year period at an estimated 7 percent interest rate.

The Fire Department will hire twelve additional fire fighters to operate the new station. Salaries for the twelve fire fighters will amount to \$395,000 per year. Other operating expenses will be for vehicle fuel at an estimated annual cost of \$1,900, vehicle maintenance at an estimated annual cost of \$2,000, building utilities at a cost of \$8,800, and building maintenance at a cost of \$1,200.

CAPITAL COSTS: (land and site improvements)	\$80,000.00
(two years before annexation of Phase III occurs)	
CAPITAL COSTS: (buildings and furnishings)	\$375,000.00
(one year before annexation of Phase III occurs)	
CAPITAL COSTS: (pumper and med car)	\$154,000.00
ESTIMATED ANNUAL OPERATING COSTS:	\$408,900.00

Phase IV

Phase IV of the Northeast Annexation area will receive primary response to fire emergencies from the new fire station constructed in the vicinity of the intersection of St. Joe Center and Maplecrest Roads. Backup response would come from Station 14 at 3400 Reed Road. The annexation of Phase IV will not require a new fire station nor will it require additional personnel or equipment. The cost to provide service to this area will be absorbed in the costs to provide fire protection to Phase III in the Northeast Annexation. This is because the new fire station to be built in Phase III, will serve Phase IV, as well as Phase I and II, without any increases in capital or non-capital expenses.

CAPITAL COST:	\$0
ANNUAL OPERATING COST:	\$0

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Residents in the Northeast Annexation area will receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of this advanced life support ambulance service until annexation has occurred or the St. Joseph Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation, this agreement is not necessary).

Using service run records of the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 14 until the new fire station located in close proximity to the Maplecrest Road/St. Joe Center Road intersection is in place in 1995. At that time the newly constructed station will provide primary assistance for emergencies. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firefighters are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based on user fees. The charges for ambulance service, as of January 1, 1988 are shown below:

1. \$95 plus \$3 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$120 plus \$3 per loaded mile for non-scheduled non-emergency transfers.
3. \$380 for emergencies for all City and non-city residents.

This method of financing permits service to be extended to all phases of annexation area with its existing budget. If additional manpower or equipment is needed to service the annexation area, the additional revenue generated from the increased number of service runs will pay for additional cost. Additional service needs will be determined by the computer based System Status Management program, which projects comprehensive ambulance service needs for the entire City on a daily basis.

ESTIMATED CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide garbage collection to the Northeast Annexation area as it does to other areas of the City. The City currently contracts with National Serv-All and Waste Management of Fort Wayne to supply this service. The projections in this plan are based on the current City contract with Waste Management which expires July 31, 1989. According to the contract agreement, the City is charged \$55.20 per household per year for this service. It is current city policy that solid waste collection is funded by the City's Garbage Disposal Fund which comes from the General Fund.

Phase I

There are 1,653 residential units located in Phase I of the Northeast Annexation area. Multiplying the number of units by the annual cost for solid waste disposal, \$55.20 per household, gives the anticipated total cost for this service of \$91,245.60.

ESTIMATED ANNUAL OPERATING COST: \$91,246.00

Phase II

There are 1,162 residential units located in Phase II of the Northeast Annexation area. Multiplying the number of units by the annual cost for solid waste disposal, \$55.20 per household, gives the total anticipated cost for this service of \$64,142.40.

ESTIMATED ANNUAL OPERATING COST: \$64,142.00

Phase III

In Phase III of the Northeast Annexation area there are 2,364 residential units. Multiplying the number of units by the annual cost for solid waste disposal, \$55.20 per household, gives the anticipated total cost for this service of \$130,492.80.

ESTIMATED ANNUAL OPERATING COST: \$130,493.00

Phase IV

There are 2,187 residential units located in Phase IV of the Northeast Annexation area. Multiplying the number of units by the annual cost for solid waste disposal, \$55.20 per household, gives the anticipated total cost for this service of \$120,722.40.

ESTIMATED ANNUAL OPERATING COST: \$120,722.00

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area within eight to ten months after the effective date of annexation. Traffic Engineering provides installation and maintenance of traffic control devices and completes surveys and investigations which are needed to provide these services.

Phase I

The Traffic Engineering Department will require an additional employee to perform its services in Phase I of the Northeast

Annexation area. The estimated yearly salary for this employee will be \$25,675 per year. In addition, there will be capital and labor costs of \$4,375.40 for the installation of street signs in the area. (See Table 2)

TABLE 2
STREET SIGNAGE COSTS

TYPE	SIZE	NO. REQUIRED	UNIT COST	TOTAL COST
Street Name	30"X6"	52	\$49.90	\$2,594.80
Yield	36"x36"x36"	5	\$23.40	\$ 117.00
Total				\$2,711.80
<u>POSTS</u>				
	12'2lb.	52	\$11.25	\$ 585.00
	12'3lb.	5	\$15.65	\$ 78.25
Total				\$ 663.25
Labor				\$1,000.35
TOTAL LABOR AND MATERIAL				\$4,375.40

Signal modernization of the traffic light at the intersection of Reed Road and Trier Road will take place in Phase I of the Northeast Annexation. The modernization will cost approximately \$40,000. This signal needs to be repaired as the County has received numerous complaints regarding the signal.

There will also be an annual cost of \$1,427 for the painting of 21,300 feet of centerline, lane line, and edge line along certain streets in the area. Funding sources for all of the above services will be from real estate taxes and the Motor Vehicle Highway (MVH) fund.

CAPITAL COST: \$44,375.00
ESTIMATED ANNUAL COST: \$27,102.00

Phase II

The Traffic Engineering Department will require an additional 1/2 time employee to perform its services in Phase II of the Northeast Annexation area. The 1/2 time employee will cost approximately \$12,838 a year. Capital and labor costs of \$1,315.60 will be incurred for the installation of street signs in the area. (See Table 3)

TABLE 3
STREET SIGNAGE COSTS

TYPE	SIZE	NO. REQUIRED	UNIT COST	TOTAL COST
Street Name	30"x6"	17	\$49.90	\$848.30
Stop	30"x30"	1	\$28.35	\$ 28.35
Yield	36"x36"x36"	1	\$23.40	\$ 23.40
Total				<u>\$900.05</u>
<u>POSTS</u>				
	12'21b.	17	\$11.25	\$191.25
	12'31b.	2	\$15.65	\$ 31.30
Total				<u>\$222.55</u>
Labor				<u>\$193.00</u>
TOTAL LABOR AND MATERIAL				\$1315.60

There will also be an annual cost of \$1,085.40 for the painting of 16,200 feet of centerline, lane line, and edge line along the streets in the area. Funding sources for all of the above services will be from real estate taxes and the Motor Vehicle Highway (MVH) fund.

CAPITAL COST: \$ 1,316.00
ESTIMATED ANNUAL COST: \$13,923.00

Phase III

The Traffic Engineering Department will require an additional employee to perform its services in Phase III of the Northeast Annexation area. The estimated yearly salary for this employee will be \$25,675. In addition there will be capital and labor costs of \$6,650 for the installation of street signs in the area. (See Table 4)

Table 4
Street Signage Costs

Type	Size	No. Required	UNIT Cost	Total Cost
Street Name	30"x6"	83	\$49.90	\$4,141.70
Stop	30"x30"	1	\$28.35	\$ 28.35
Yield	36"x36"x36"	1	\$23.40	\$ 23.40
Total				<u>\$4,193.45</u>
<u>Posts</u>				
	12'21b	83	\$11.25	\$ 933.75
	12'31b	2	\$15.65	\$ 31.30
Total				<u>\$ 965.05</u>
Labor				<u>\$1,491.75</u>
TOTAL LABOR AND MATERIAL				\$6,650.25

It is the policy of the Traffic Engineering Department to construct traffic signals at the intersections which meet the Department criteria. As a result, two new signals, one at the intersection of Evard Road and St. Joseph Road, and one at the intersection of Rothman Road and St. Joseph Road, will be constructed in Phase III of the Northeast Annexation area. The total cost to construct the two signals will be \$110,000.

There will also be an annual cost of \$1,172.50 for the painting of 17,500 feet of center line, lane line, and edge line along the streets in the area. Funding sources for all of the above services will come from real estate taxes and the Motor Vehicle Highway (MVH) fund.

CAPITAL COST: \$116,650.00
ESTIMATED ANNUAL COST: \$ 26,848.00

Phase IV

The City's Traffic Engineering Department will not require additional personnel to perform its services in Phase IV of the Northeast Annexation area. Capital and labor costs will be \$6,672 for the installation of street signs in the area. (See Table 5)

TABLE 5
STREET SIGNAGE COSTS

Type	Size	No. Required	UNIT Cost	Total Cost
Street Name	30"x6"	84	\$49.90	\$4,191.60
Stop	30"x30"	1	\$28.35	\$ 28.35
Total				\$4,219.95
<u>Posts</u>				
	12'2lb.	84	\$11.25	\$ 945.00
	12'3lb.	1	\$15.65	\$ 15.65
Total				\$ 960.65
Labor				\$1,491.75
TOTAL LABOR AND MATERIAL				\$6,672.35

A new signal will be constructed at the intersection of Lahmeyer Road and State Boulevard in Phase IV of the Northeast Annexation. This signal will cost approximately \$55,000.

There will also be an annual cost of \$864.30 for the painting of 12,900 feet of center line, lane line, and edge line along the streets in the area. Funding sources for all of the above

services will come from real estate taxes and the Motor Vehicle Highway (MVH) fund.

CAPITAL COST: \$61,672.00
ESTIMATED ANNUAL COST: \$ 864.00

F. STREETS AND ROADS

The Fort Wayne Street Department will be responsible for the general maintenance of all of the streets in the Northeast Annexation area immediately after annexation. General maintenance includes snow and ice removal, street maintenance, leaf pickup, three times a year, and street sweeping, two times a year. It is the policy of the Street Department to plow all City streets within 48 hours after an average snow fall. Currently the Street Engineering Department is responsible for maintaining a Pavement Management Program. In this computer based program all streets within the City are classified as to their condition. When monies become available the Street Department repairs and or renovates the highest priority streets, those streets in the greatest need of repair. The Street Engineering Department will provide engineering services as requested by petition. This will include design and construction supervision for all streets, alleys and sidewalks. The provision of these services will not require any additional personnel or equipment, and they will be similar to the services already provided to the rest of the City. The City will not require residents of the annexation area to pay for the construction of sidewalks without a valid petition by appropriate property owners, except if an existing sidewalk is not safe for passage as determined by the City.

The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering Department funds come from the Motor Vehicle Highway and Local Arterial Roads and Streets (LARS) Programs.

The cost to improve unimproved residential streets will be allocated between the property owners petitioning for the improvements and the City as per Board of Works existing policy. The City's share will come from Motor Vehicle Highway funds. All petitions from the annexation area will be treated equally with other petitions in the City and honored according to the same criteria, such as filing date and amount of money available in any particular year. If annexed, the residents will be able to use Barrett Bonding to finance their share of the street project.

Phase I

Phase I of the Northeast Annexation area will add approximately 21.28 miles of streets to the City street system. Of this total 16.74 miles are classified as residential streets and 4.54 miles are classified as arterial roads. The Fort Wayne Street

Department has determined that it will need two additional staff persons at a total cost of \$52,666 a year to maintain the streets in Phase I of the annexation area at the same level as they are maintained in other parts of the City. In addition, the Department will need one five ton dump truck with an underblade and snow plow to provide adequate equipment for snow and ice removal in the area. The cost of this truck, fully equipped, is \$51,000. This cost can be extended over a five year period if the truck is purchased through a lease agreement.

CAPITAL COST: \$51,000.00
ESTIMATED ANNUAL COST: \$52,666.00

Phase II

Phase II of the Northeast Annexation area will add approximately 14.16 miles of streets to the City street system. Of this total 10.92 miles are classified as residential streets and 3.24 miles are classified as arterial roads. The Fort Wayne Street Department has determined that it will need two additional staff persons at a total cost of \$52,666 a year to provide street maintenance in Phase II of the annexation area that is comparable to the level of service provided in other areas of the City. In addition, the Department will need one five ton dump truck with an underblade and snow plow to provide adequate equipment for snow and ice removal in the area. The cost of the truck fully equipped is \$51,000. This cost can be spread over a five year period if the truck is purchased through a lease agreement.

CAPITAL COST: \$51,000.00
ESTIMATED ANNUAL COST: \$52,666.00

Phase III

Phase III of the Northeast Annexation area will add approximately 25.25 miles of streets to the City street system. Of this total 20.08 miles are classified as residential streets and 5.17 miles are classified as arterial roads. The Fort Wayne Street Department has determined that it will need two additional staff persons at a total cost of \$52,666 to provide street maintenance in Phase III of the annexation area that is comparable to the level of service provided in the rest of the City. In addition, the Department will need a one-ton dump truck with a snow plow to provide snow and ice removal in the area. The cost of this truck is approximately \$20,000. This cost, as with other vehicle purchase costs in the Street Department, can be spread over a five year period if the truck is purchased through a lease agreement.

CAPITAL COST: \$20,000.00
ESTIMATED ANNUAL COST: \$52,666.00

Phase IV

Phase IV of the Northeast Annexation area will add approximately 31.14 miles of streets to the City street system. Of this total 22.92 miles are classified as residential streets and 8.22 miles are classified as arterial roads. The Fort Wayne Street Department has determined that it will need three additional staff persons, one supervisor and two field personnel, to provide street maintenance in Phase IV of the annexation area that is comparable to the level of service in other parts of the City. The total cost to provide the additional personnel will be \$83,184 a year. In addition, the Department will need two ten-ton tandem dump trucks with underblades and snow plows to provide snow and ice removal in the area. The total cost of this equipment is approximately \$110,330. This cost can be spread over a five year period if equipment is purchased through a lease agreement.

CAPITAL COST: \$110,330.00
ESTIMATED ANNUAL COST: \$ 83,184.00

G. PARKS

Residents of the Northeast Annexation area presently have access to City facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Being that Shoaff Park (a 169 acre Community Park which has a ball diamond, basketball courts, four athletic fields, playgrounds, a golf course, two tennis courts, open play areas, and access to the St. Joseph River) is located in close proximity to the area, there is no need for additional open space at this time. After annexation, the residents in this area will continue to have access to these facilities and, through the property tax, will contribute to their maintenance. Community Development Block Grant Funds will also contribute to the maintenance of the City parks.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

H. WATER

The Fort Wayne Water Utility is presently serving a majority of the households in the Northeast Annexation area. If requested, the utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water services. The extension of water services to individual developments will be considered once the property owners in the area petition for such service through the Board of Works. This procedure is the same as that being used by areas within the City. The property owners in the area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The

bonding procedure permits property owners to spread their payments for the installation costs over a ten year period. Also, when the area is annexed into the City, the residents who are using the water utility system will no longer have to pay the out-of-City surcharge.

Phase I

City Utilities is providing water service to a majority of the area in Phase I of the Northeast Annexation. There are two capital improvement projects proposed within this annexation area which are slated to occur in 1990. (See Figure 9). The St. Joe Center Road water main project from Reed Road to Red Oak Drive will complete the loop of a feeder main. It will include 2,350 feet of 16" line and will not only increase pressure to the area for fire protection, but will also increase the water capacity to many area residents.

After the above mentioned project is completed, City Utilities will initiate Phase II of the St. Joe Center Road project from Red Oak Drive to Maplecrest Road. This project will upgrade the trunk main line to the elevated water tank, with 3,150 feet of 12" line. It will provide additional recharging capacity for the elevated tank on Maplecrest Road.

The capital improvement projects will benefit areas in Phase I of the Northeast Annexation, and are part of a comprehensive plan to upgrade the former Inbalco water main system in the northeast area. The cost of these projects is approximately \$208,000 and will be funded entirely by City Utilities monies, which does not effect the City budget.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COST:	\$0

Phase II

As in Phase I, City Utilities is providing water service to a majority of the area in Phase II of the Northeast Annexation. There are several capital improvement projects which City Utilities has proposed that will effect Phase II. The Trier Road project, from Maplecrest Road to Burrwood Terrace, will complete the looping of trunk lines so that pressure can be maintained for adequate fire protection. This project will include 1,600 feet of 12" main. Other projects which City Utilities has proposed, that will effect Phase II, are the Stellhorn Road project from Maple Terrace Parkway to Imperial Drive and the Lahmeyer Road project from Stellhorn Road to State Boulevard. These projects

Northeast Annexation



33

will also complete the looping of trunk mains in the area. Total costs for the above projects are estimated to be \$390,000. They will be funded entirely from the City Utility revenues.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

Phase III

City Utilities will continue to provide water services to a majority of the area in Phase III of the Northeast Annexation after annexation occurs. No capital improvement water projects are proposed in this area during the next five years.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

Phase IV

City Utilities is currently providing water services to a majority of the area in Phase IV of the Northeast Annexation. There are several capital improvement projects in the 1989-1994 Capital Improvement Program which are proposed for this area. Two of the projects mentioned above in Phase II, the Stelhorn Road project and the Lahmeyer Road project, will also positively effect Phase IV. These projects border both phases. In addition, the Water Utility plans to install an additional feeder main from the elevated tank on Maplecrest Road to Vance Avenue. This main will improve water pressure to the entire area and will include 10,500 feet of 16" main. This project will cost approximately \$455,000 and funding will be entirely from the City Utility's budget.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

It should be noted that all proposed capital improvement projects will be funded by City Utilities which has a budget separate from the City of Fort Wayne. As a result, any cost incurred will not effect the City budget.

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$183.83 annually for each fire hydrant located within the City. The money the City will pay the Water Utility for hydrant maintenance will be taken from the General Fund.

Phase I

Currently Phase I of the Northeast Annexation area contains 170 fire hydrants. As a result, the City will pay the Water Utility \$31,251 a year after the area is annexed into the City.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$31,251.00

Phase II

Phase II of the Northeast Annexation area contains 89 fire hydrants. Therefore the City will pay the Water Utility \$16,361.00 a year after the area is annexed into the City.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$16,361.00

Phase III

Phase III of the Northeast Annexation area contains 179 fire hydrants. Therefore, the City will pay the Water Utility \$32,906.00 a year after the area is annexed into the City.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$32,906.00

Phase IV

Phase IV of the Northeast Annexation area contains 191 fire hydrants. Therefore, the City will pay the Water Utility \$35,112.00 a year after the area is annexed into the City.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$35,112.00

J. SANITARY SEWERS

Presently the Fort Wayne Department of Water Pollution Control (WPC) provides sanitary sewers to a majority of the area in the Northeast Annexation. The Department will provide engineering services as needed for additional sanitary sewers. If additional sanitary sewer service is desired, the Water Pollution Control Department has the capability to provide this service. However, the residents will first have to petition to the Board of Public Works. Residents will also have to pay for such a service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers.

Sanitary sewers in existence, as of the date its phase of the Northeast Annexation Area comes into the City, will be maintained, repaired, and/or replaced as necessary, and as funds are available, by the City of Fort Wayne.

Phase I

A majority of the area in Phase I of the Northeast Annexation is currently being served by the Fort Wayne Sanitary Sewer Utility. The Department of Water Pollution Control has proposed that new sanitary sewers be installed in Phase I of the annexation area along Reed Road, just north of Trier Road, in 1989. (See Figure 10) Funding for this project, which will cost approximately \$84,000, will come from the effected property owners based on a user chargeback agreement.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

Phase II

The Fort Wayne Sanitary Sewer Utility is currently serving a majority of the area in Phase II of the Northeast Annexation. Two capital improvement projects are proposed in Phase II of the annexation area. A sanitary lift station in the Maplewood Downs Addition, which was part of the Inbalco System, is proposed to be eliminated in 1990. There is a continuing effort for sanitary lift station elimination in the northeast to upgrade the inherited Inbalco sanitary sewer system. This is because sanitary lift stations often malfunction and are in constant need of maintenance. This project will cost approximately \$500,000 and will be funded entirely by City Utilities.

In addition, City Utilities plans to install sanitary sewers in Phase II of the annexation area in the unsewered areas along Dressler Drive. This project will cost approximately \$68,000 and be entirely paid by the effected property owners on a user chargeback basis.

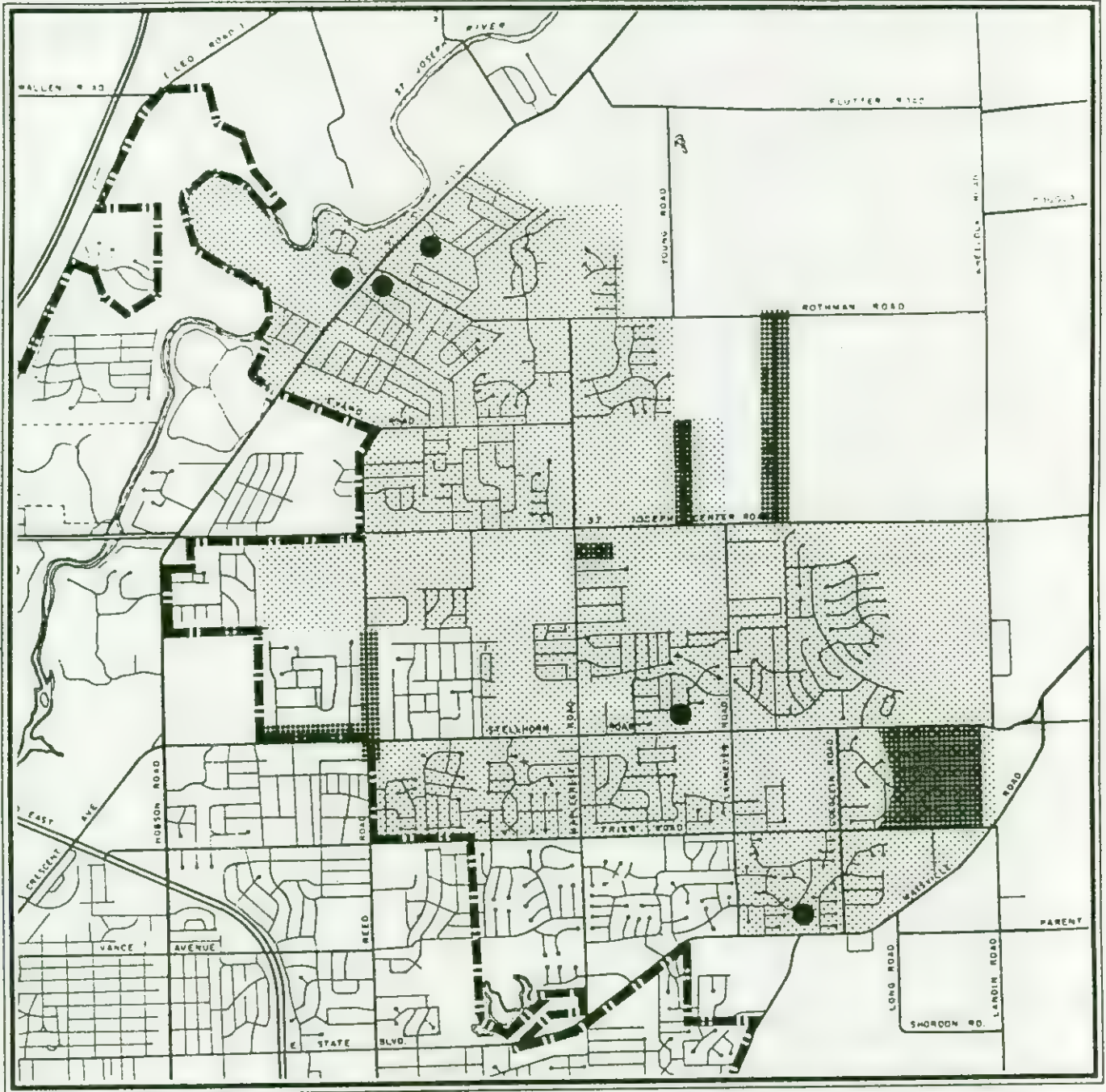
CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

Phase III

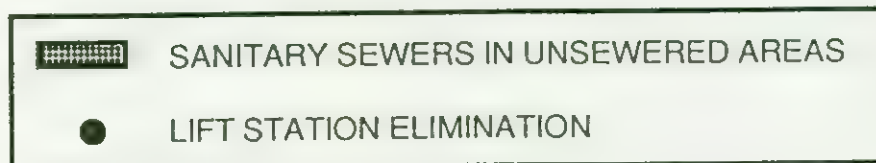
As in Phases I and II of the Northeast Annexation, a majority of the area in Phase III is currently being served by the Fort Wayne Sanitary Sewer Utility. The Sanitary Sewer utility has proposed that three lift stations be eliminated in Phase III of the annexation area. The lift stations are located along Rothman Road and Rebecca Drive, and in the Riverbend Woods Addition. These projects will upgrade the inherited Inbalco system by improving the structural quality of the sanitary sewer network in the northeast. The cost for the above proposed projects is approximately \$475,000., which will be funded by City Utilities.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

Northeast Annexation



Proposed Sanitary Sewer Projects



Phase IV

A majority of the area in Phase IV of the Northeast Annexation area is currently being served by the Fort Wayne Sanitary Sewer Utility. Four capital improvement sanitary sewer projects have been proposed in Phase IV of the annexation area. The installation of new sanitary sewer lines has been proposed in the unsewered areas of the Lexington Heights Subdivision. The cost for this project is estimated to be \$121,000 and the proposed funding is a cost-share between City Utilities and the effected property owners. Lift station elimination is proposed in the Bellshire Addition at an estimated cost of \$250,000. City Utilities anticipates funding this proposed sewer system upgrade. City Utilities has also proposed to install sanitary sewers in the unsewered areas of Hacienda Village. This project is estimated to cost \$1,000,000 and be funded by City Utilities and the property owners on a user chargeback basis. The City Utility share is anticipated to be 73 percent and the user chargeback share is anticipated to be 27 percent. Lastly, City Utilities has proposed the installation of sanitary sewers to the currently unsewered areas, along Hazelett Road, off St. Joe Center Road.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

K. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will provide engineering services, when requested by property owners, to improve an area's underground pipe drainage system. The Street Engineering Department will provide engineering services to improve surface drainage problems. It is the City's policy that the financing of the construction of storm sewers, in the Northeast Annexation area, be the responsibility of property owners. Emergency maintenance of existing storm sewers and drainage ditches, in the Northeast Annexation area, will be handled by the City's Sewer Maintenance and Street Maintenance Departments after annexation occurs.

L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne, to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place City-standard street lights at all intersections within the Northeast Annexation area that do not have them, within three years of the effective date of annexation. In order to expedite the installation of the street lights, residents should petition the Street Lighting Department. The City will pay the construction costs for the installation of City-standard lighting with overhead wiring at the unlit intersections where the residents desire this type of lighting.

These capital costs will be funded predominately from the General Lighting Fund. Operating costs will be paid by the City through the regular departmental budget. Any additional mid-block lighting, or ornamental lighting, or underground wiring must be petitioned for by the residents involved per State Statute. The residents would be assessed for the cost of such installation.

In addition to constructing street lights at unlit intersections within the annexation area, the City immediately upon annexation, will purchase existing lights currently being rented from Indiana and Michigan Power Company, that are located within public right-of-ways. The energy and maintenance costs will then become the responsibility of the City of Fort Wayne. In some areas, the existing lighting is not at City Standard (incandescent and or ornamental or wood poles). These lights are not being rented from Indiana and Michigan and will not be maintained by the City. However, the City will pay the energy costs for these lights.

Phase I

The Street Light Engineering Department has determined that there are currently 81 Indiana and Michigan Power Company street lights in Phase I of the Northeast Annexation area. The City will purchase these lights at a cost of \$300 per light, or a total cost of \$24,300. The cost for energy maintenance of these lights is \$43.20 per light or \$3,499.20 per year.

There will also be a cost for the staff maintenance of each existing light within the area to be annexed of \$53.95 per light. This cost was derived by dividing the street lighting budget for maintenance by the number of lights currently maintained within the City. Since there are 81 existing lights within Phase I, the annual staff maintenance costs will be approximately \$4,370 per year.

Phase I of the annexation area will require approximately 117 lights to be constructed at unlit intersections at a cost of \$2,200 per light, or a total cost of \$257,400. It is assumed that the 117 street lights will be constructed in the third year and that the operating and maintenance costs will be computed as an annual operating cost from that year on. Operating costs for these lights will be \$5,054 per year and staff maintenance costs will be \$6,312 annually.

CAPITAL COSTS.	(the first year)	\$ 24,300.00
ESTIMATED ANNUAL COST:	(the first year)	\$ 7,869.00
CAPITAL COST:	(the third year)	\$257,400.00
ESTIMATED ANNUAL COST:	(the third year)	\$ 11,366.00

Phase II

The Street Light Engineering Department has determined that there are currently 39 Indiana and Michigan Power Company street lights

in Phase II of the Northeast Annexation area. The City will purchase these lights at a cost of \$300 per light, or a total cost of \$11,700. The cost for energy maintenance of these lights is \$43.20 per light or approximately \$1,685 per year.

There will also be a cost for the staff maintenance of each existing light within the area to be annexed of \$53.95 per light. This cost was derived by dividing the street lighting budget for maintenance by the number of lights currently maintained within the City. Since there are 39 existing lights within Phase II, the annual staff maintenance cost will be approximately \$2,104. per year.

Phase II of the annexation area will require approximately 82 lights to be constructed at unlit intersections at a cost of \$2,200 per light, or a total cost of \$180,400. It is assumed that the 82 street lights will be constructed in the third year and that the operating and maintenance costs will be computed as an annual operating cost from that year on. Operating costs for these lights will be \$3,542 per year and staff maintenance costs will be \$4,424 annually.

CAPITAL COST:	(the first year)	\$ 11,700.00
ESTIMATED ANNUAL COST:	(the first year)	\$ 3,789.00
CAPITAL COST:	(the third year)	\$180,400.00
ESTIMATED ANNUAL COST:	(the third year)	\$ 7,966.00

Phase III

The Street Light Engineering Department has determined that there are currently 128 Indiana and Michigan Power Company street lights in Phase III of the Northeast Annexation area. The City will purchase these lights at a cost of \$300 per light, or a total cost of \$38,400. The cost for energy maintenance of these lights is \$43.20 per light or approximately \$5,530 per year. There will also be a cost for the staff maintenance of each existing light within the area to be annexed of \$53.95 per light. This cost was derived by dividing the street lighting budget for maintenance by the number of lights currently maintained within the City. Since there are 128 existing lights within Phase III, the annual staff maintenance cost will be approximately \$6,906 per year.

Phase III of the annexation area will require 100 lights to be constructed at unlit intersections at a cost of \$2,200 per light, or a total cost of \$220,000. It is assumed that the 100 street lights will be constructed in the third year and that the operating and maintenance cost will be computed as an annual operating cost from that year on. Operating costs for these lights will be \$4,320 per year and staff maintenance costs will be \$5,395 annually.

CAPITAL COST:	(the first year)	\$ 38,400.00
ESTIMATED ANNUAL COST:	(the first year)	\$ 12,436.00
CAPITAL COST:	(the third year)	\$220,000.00
ESTIMATED ANNUAL COST:	(the third year)	\$ 9,715.00

Phase IV

The Street Light Engineering Department has determined that there are currently 100 Indiana and Michigan Power Company street lights in Phase IV of the Northeast Annexation area. The City will purchase these lights at a cost of \$300 per light, or a total cost of \$30,000. The cost for energy maintenance of these lights is \$43.20 per light or \$4,320 per year.

There will also be a cost for the staff maintenance of each existing light within the area to be annexed of \$53.95 per light. This cost was derived by dividing the street lighting budget for maintenance by the number of lights currently maintained within the City. Since there are 100 existing lights within Phase IV, the annual staff maintenance cost will be 5,395 per year.

Phase IV of the annexation area will require approximately 117 lights to be constructed at unlit intersections at a cost of \$2,200 per light, or a total cost of \$257,400. It is assumed that the 117 street lights will be constructed in the third year and that the operating and maintenance costs will be computed as an annual operating cost from that year on. Operating costs for these lights will be \$5,054 per year and staff maintenance costs will be \$6,312 annually.

CAPITAL COST:	(the first year)	\$ 30,000.00
ESTIMATED ANNUAL COST:	(the first year)	\$ 9,715.00
CAPITAL COST:	(the third year)	\$257,400.00
ESTIMATED ANNUAL COST:	(the third year)	\$ 11,366.00

M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the Northeast Annexation area, immediately upon the annexation of each phase. The services this department will provide, include, but are not limited to, the sheltering of stray animals, emergency response to animal complaints, 24 hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education program for city school students.

The department has determined that an additional officer and vehicle will be needed to adequately serve the Northeast Annexation area. Service needs are based upon pet population and upon geographic service areas; therefore, the additional staff person and vehicle will not be needed until Phase II of the annexation. The annual cost for the additional officer is projected to be \$20,295, and the cost of the vehicle will be approximately \$21,260. Annual costs for gasoline, for the animal control vehicle serving the annexation area, are projected to be \$198 in Phase I, \$329 in Phase II, \$558 in Phase III, and \$824 in Phase IV. Maintenance costs for the new vehicle are expected to

be approximately \$1,800 a year. It should be noted, however, that the Fort Wayne Department of Animal Control anticipates generating income from the Northeast Annexation area from various sources such as the issuing of pet permits and other permits, neutering, the rental of live traps, and animal redemption. The department expects to generate annual revenues of approximately \$2,706 in Phase I, \$1,902 in Phase II, \$3,870 in Phase III, and \$3,592 in Phase IV. The revenues will partially offset the costs incurred for the additional staff person and vehicle needed to serve the annexation area.

CAPITAL COST:

ESTIMATED ANNUAL COSTS:	(Phase I)	\$21,260	
	(Phase II)	\$ 198	(gas only)
		\$22,418	(gas, maintenance and personnel)
	(Phase III)	\$ 558	(gas only)
	(Phase IV)	\$ 824	(gas only)

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Northeast Annexation area residents immediately upon the effective date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Commission, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions for the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State and Federal Government.

CAPITAL COST: \$0
ESTIMATED ANNUAL COST: \$0

SECTION FIVE

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures of the proposed Northeast Annexation Area. This section will also provide an eleven-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Northeast Annexation Area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the St. Joseph Township Assessor. The formula for computing tax revenue is shown in Table 6.

TABLE 6
TAX REVENUE FORMULA

			$\frac{V-E}{100}$	(T)	=	TR
WHERE:	V	=	Assessed Valuation			
	E	=	Home Mortgage Exemption (\$1,000)			
	T	=	City Tax Rate			
	TR	=	Tax Return			

The total assessed valuation of Phase I in the Northeast Annexation Area is \$24,903,000. The home mortgage exemption is deducted from the total. There are approximately 1,575 residential structures in this phase. Assuming that each one is eligible for a home mortgage exemption of \$1,000., the total taxable assessed valuation of Phase I becomes \$23,378,000. Property tax revenue for 1988 can then be determined by applying the City tax rate to this Figure (See Table 7) giving a total property tax revenue of \$898,650. Using a five percent annual rate of inflation, the property tax revenue for 1991, the first year taxes would be due in Phase I after annexation, would be \$1,040,300. If we apply the sixty-six (66) percent abatement (as proposed by the City for taxes due in 1991) to this figure, the net revenue figure becomes \$353,702. (A portion of this revenue would be supplied from the State Property Tax Relief Fund). A thirty-three (33) percent abatement is used to calculate property tax revenue for 1992, with full taxes payable in 1993.

TABLE 7
TAXING DISTRICT RATE

Corporation General	\$2.5106
Corporation Bond	.4405
Firemen Pension	.2359
Policemen Pension	.2015
Parks General	.4230
Redevelopment General	.0164
Sanitary Officers Pension	<u>.0161</u>
	\$3.8440

The total assessed valuation of Phase II in the Northeast Annexation area is \$13,162,435. The home mortgage exemption is deducted from this total. As there are 1162 residential structures in this phase, the total taxable assessed valuation becomes \$12,000,435. Property tax revenue for 1988 can then be determined by applying the City tax rate to this figure giving a total property tax revenue of \$461,297. Using a five percent annual rate of inflation, the property tax revenue for 1993, the first year taxes would be due in Phase II after annexation, would be \$588,745. If we apply a fifty (50) percent abatement (as proposed by the City for taxes due in 1993 for Phase II) to this figure the net revenue figure becomes \$294,373. Full taxes for property owners in Phase II would then be due in 1994.

The total assessed valuation of Phase III in the Northeast Annexation area is \$18,503,240. The home mortgage exemption is deducted from this total, as was deducted in Phases I and II. As there are 2032 residential structures in this phase, the total taxable assessed valuation becomes \$16,471,240. Property tax revenue for 1988 can then be determined by applying the City tax rate to this figure giving a total property tax revenue of \$633,154. Using a five percent annual rate of inflation, the property tax revenue for 1996, the first year taxes would be due in Phase III after annexation, would be \$935,458. Being that the proposed effective date of annexation for Phase III is not until December 31, 1994, no abatement on property taxes has been scheduled for this area.

The total assessed valuation of Phase IV in the Northeast Annexation area is \$32,464,150. The home mortgage exemption is deducted from this total. As there are 2101 residential structures in this phase, the total taxable assessed valuation becomes \$30,363,150. Property tax revenue for 1988 can then be determined by applying the City tax rate to this figure giving a total property tax revenue of \$1,167,159. Using a five percent annual rate of inflation, the property tax revenue for 1999, the first year taxes would be due in Phase IV after annexation, would be \$1,996,239. Being that the proposed effective date of annexation for Phase IV is not until December 31, 1997, no abatement on property taxes has been scheduled for the area.

The Northeast Annexation area will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets (LARS) Funds. These funds are allocated based upon street miles. In 1987, the City received \$5,530 per street mile from the Motor Vehicle Highway (MVH) Fund and \$1,993 from the Local Arterial Roads and Streets (LARS) Fund or a total of \$7,523 per street mile. Therefore, the City will receive an additional \$160,078 from the MVH and LARS Funds due to Phase I of the Northeast Annexation. The City will receive an additional \$106,518 from the MVH and LARS Fund due to Phase II, an additional \$189,942 from these funds due to Phase III, and an additional \$238,011 from these funds due to Phase IV in the Northeast Annexation area.

Table 8, on the following page, shows the total projected revenues the City will experience after the annexation of the Northeast Annexation area. Revenues are projected over a ten-year period and are computed for each phase.

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax and the Alcoholic Beverage Tax. These funds and grant monies are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Northeast Annexation Area cannot be calculated. Still, some of these funds will increase as the City's population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 9, on page 47. Capital costs are one time expenditures while operating costs are continuing expenses. As each phase in the Northeast Annexation area is incorporated into the City, the capital and non-capital expenses each phase incurs are included in the total figures in Table 9. It should be noted that a 5 percent inflation factor for municipal expenditures has been applied to all capital and non-capital expenditures. Since the needs of the annexation area must be treated equally with the needs of other areas in Fort Wayne, capital improvement projects such as the construction of streets, curbs and sidewalks must follow routine City procedures which often require petitioning.

C. ELEVEN-YEAR SUMMARY

This summary shows the projected expenditures compared with the tax revenues expected in the Northeast Annexation Area for an eleven year period. The summary has been extended over an eleven year period as all major expenses incurred by the City can be anticipated to occur during this time period. The summary automatically includes for each of the eleven years a five

TABLE 8
REVENUES

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
PHASE I											
Taxes		\$353,702	\$731,851	\$1,146,931	\$1,204,278	\$1,264,491	\$1,327,716	\$1,394,102	\$1,463,807	\$1,536,997	\$1,613,847
MVN & LRS		\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078
Misc. Revenue:	\$2,841	\$2,983	\$3,132	\$3,289	\$3,453	\$3,626	\$3,807	\$3,998	\$4,197	\$4,407	\$4,628
PHASE II											
Taxes				\$294,373	\$618,182	\$649,091	\$681,546	\$715,623	\$751,404	\$788,974	\$828,423
MVN & LRS				\$106,518	\$106,518	\$106,518	\$106,518	\$106,518	\$106,518	\$106,518	\$106,518
Misc. Revenue:			\$2,202	\$2,312	\$2,428	\$2,549	\$2,677	\$2,810	\$2,951	\$3,098	\$3,253
PHASE III											
Taxes							\$935,458	\$982,230	\$1,031,342	\$1,082,909	\$1,137,054
MVN & LRS							\$189,942	\$189,942	\$189,942	\$189,942	\$189,942
Misc. Revenue:						\$5,186	\$5,445	\$5,718	\$6,003	\$6,304	\$6,619
PHASE IV											
Taxes										\$1,996,239	\$2,096,051
MVN & LRS										\$238,011	\$238,011
Misc. Revenue:									\$5,572	\$5,851	\$6,143
TOTAL	\$2,841	\$516,763	\$897,263	\$1,713,501	\$2,094,937	\$2,191,540	\$3,413,187	\$3,561,018	\$3,721,815	\$6,119,328	\$6,390,567
Taxes		\$353,702	\$731,851	\$1,146,931	\$1,204,278	\$1,264,491	\$1,327,716	\$1,394,102	\$1,463,807	\$1,536,997	\$1,613,847
MVN & LRS		\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078	\$160,078
Misc. Revenue:	\$2,841	\$2,983	\$3,132	\$3,289	\$3,453	\$3,626	\$3,807	\$3,998	\$4,197	\$4,407	\$4,628

TABLE 9
EXPENDITURES

	PHASE I 1990	1991	PHASE II 1992	1993	1994	PHASE III 1995	1996	1997	PHASE IV 1998	1999	2000
POLICE	\$39,965	\$41,963	\$96,234	\$101,046	\$106,098	\$163,011	\$171,162	\$179,720	\$269,180	\$282,639	\$296,771
FIRE	\$56,117	\$58,923	\$104,442	\$211,767	\$159,676	\$649,884	\$678,653	\$708,859	\$738,590	\$771,893	\$806,861
STREETS	\$70,788	\$73,691	\$154,784	\$161,185	\$167,907	\$242,716	\$253,832	\$251,476	\$439,899	\$459,542	\$473,798
TRAFFIC ENG.	\$78,803	\$31,374	\$51,466	\$52,359	\$54,977	\$259,642	\$100,279	\$105,293	\$212,423	\$117,564	\$123,442
STREET LIGHT	\$35,466	\$9,109	\$355,079	\$29,385	\$283,283	\$115,137	\$64,160	\$423,731	\$151,253	\$107,505	\$594,827
SOLID WASTE	\$100,819	\$105,860	\$189,118	\$198,574	\$208,503	\$402,545	\$422,672	\$443,806	\$662,639	\$695,771	\$730,560
HYDRANTS	\$34,454	\$36,177	\$57,873	\$60,766	\$63,805	\$113,297	\$118,962	\$124,910	\$188,349	\$197,767	\$207,655
ANIMAL CONTROL	\$208	\$218	\$50,792	\$27,490	\$28,864	\$31,055	\$32,608	\$34,239	\$37,229	\$39,090	\$41,045
TOTALS	\$416,620	\$337,315	\$1,059,788	\$842,572	\$1,073,113	\$1,977,287	\$1,842,328	\$2,272,034	\$2,699,562	\$2,671,771	\$3,274,959

percent inflation factor for both City revenues and expenses. The five percent inflation factor for expenses is the rate of inflation from 1987 to 1988. This rate was derived from the price index rates for goods and services supplied nationally to local governments, and was calculated by the U.S. Department of Commerce. The revenue inflation factor is derived from the five percent annual growth in the City's tax levy permitted by State Statute.

As stated in the Revenue Section, property tax revenue from Phase I of the Northeast Annexation Area will not be collected until 1991. Assuming the area is annexed on December 31, 1989, assessment will not occur until March, 1990, with revenues being collected in 1991. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$413,779 in 1990.

Table 10 shows the overall Revenues and Expenditures from the year 1990 to the year 2000. As the chart indicates, the impact of the Northeast Annexation to the City of Fort Wayne, over an eleven year period, would be a net gain of over \$12,000,000.

TABLE 10
REVENUES MINUS EXPENSES

	EXPENDITURES	PROPERTY TAX and MISC REVENUE	MVH & LARS	BALANCE
1990	\$ 416,620	2,841	--	- \$ 413,779
1991	\$ 357,315	\$ 356,685	\$ 160,078	+ \$ 159,448
1992	\$ 1,059,788	\$ 737,185	\$ 160,078	- \$ 162,525
1993	\$ 842,572	\$ 1,446,905	\$ 266,596	+ \$ 870,929
1994	\$ 1,073,113	\$ 1,828,340	\$ 266,596	+ \$ 1,021,823
1995	\$ 1,977,287	\$ 1,924,944	\$ 266,596	+ \$ 214,253
1996	\$ 1,842,328	\$ 2,956,649	\$ 456,538	+ \$ 1,570,859
1997	\$ 2,272,034	\$ 3,104,481	\$ 456,538	+ \$ 1,288,985
1998	\$ 2,699,572	\$ 3,265,277	\$ 456,538	+ \$ 1,022,243
1999	\$ 2,671,771	\$ 5,424,780	\$ 694,549	+ \$ 3,447,558
2000	\$ 3,233,914	\$ 5,675,375	\$ 694,549	+ \$ 3,136,010
TOTALS	\$18,446,314	\$26,723,462	\$3,878,656	+ \$12,155,804

D. RECOMMENDATION

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the Northeast Annexation is in accordance with the applicable State Statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, Phase I of the Northeast Annexation area should be annexed by the City of Fort Wayne on December 31, 1989, Phase II of the Northeast Annexation area should be annexed on December 31, 1991, Phase III of the Northeast Annexation area should be annexed on December 31, 1994, and Phase IV of the Northeast Annexation area should be annexed on December 31, 1997. If a remonstrance is filed against this annexation, the annexation of Phases I and II will become effective 30 days after the resolution of litigation and no abatement of taxes will be given. Under the above circumstances, Phases III and IV would be annexed two years after Phases I and II, without any abatement of taxes.

It is not anticipated that, due to the annexation of the Northeast Area, any governmental employees will be eliminated from other governmental agencies. In the event government employees lose their jobs due to the annexation of this area, these employees will be given priority of employment with the City of Fort Wayne with respect to vacancies for which they are qualified, which occur within six months following the effective dates of annexation.

In addition to the above, if the annexation contemplated by this fiscal plan takes place within the timetable outlined herein, members of the St. Joseph Township Volunteer Fire Department will be given priority of employment with the City of Fort Wayne Fire Department until December 31, 1991. A total of six priority placements will be offered during this period. All applicants will have to meet minimum requirements including minimum written test and agility test scores for entering the department. The employment priority will be secondary to any Affirmative Action or Equal Employment Opportunity regulations, which the Fort Wayne Fire Department is subject to.

TABLE 11
ST. JOSEPH TOWNSHIP RATES

		ST. JOSEPH	ST. JOSEPH TRANSIT	FORT WAYNE ST. JOSEPH
STATE	St. Fair Board	.0035	.0035	.0035
	St. Forestry	.0065	.0065	.0065
	Welfare HCI	.0636	.0636	.0036
	Welfare Administration	.0909	.0909	.0909
	TOTAL STATE	.1645	.1645	.1645
COUNTY	County General	.9736	.9736	.9736
	County Welfare	.1617	.1617	.1617
	County Health	.0705	.0705	.0705
	Cumulative Bridge	.0500	.0500	.0500
	County Bonds	.1050	.1050	.1050
	Cumulative Capital Development	.0700	.0700	.0700
	TOTAL COUNTY	1.4308	1.4308	1.4308
TOWNSHIP	Township General	.0038	.0038	.0038
	Poor Relief	.0103	.0103	.0103
	Fire Protection	.0816	.0816	
	Township Recreation	.0019	.0019	.0019
	TOTAL TOWNSHIP	.0976	.0976	.0160
SCHOOLS	School General	3.0369	3.0369	3.0369
	Debt Service	.0704	.0704	.0704
	School Transportation	.3009	.3009	.3009
	Museum of Art	.0050	.0050	.0050
	Capital Projects	.5641	.5641	.5641
	TOTAL SCHOOL	3.9773	3.9773	3.773
AIRPORT AUTHORITY	Airport General	.0963	.0963	.0963
	Airport Debt	.0216	.0216	.0216
	TOTAL AIRPORT	.1179	.1179	.1179
LIBRARY	Library General	.3705	.3705	.3705
	Library Debt	.0204	.0204	.0204
	TOTAL LIBRARY	.3909	.3909	.3909
PTC	PTC General		.1242	.1242
	TOTAL PTC		.1242	.1242
CITY SPECIAL TAXING DISTRICT	Corporation General			2.5106
	AND Redevelopment General			.0164
	Corp. Bond			.4405
	Firemen Pension			.2359
	Policemen Pension			.2015
	Park General			.4230
	Sanitary Officers Pen.			.0161
	TOTAL CITY, TOWNS, AND SPECIAL TAXING DISTRICT RATES			3.8440
TOTAL TAX RATE		6.1790	6.3032	10.0656

NORTHEAST ANNEXATION LEGAL DESCRIPTION

Parts of the J.B. Richardville Reserve, DeRome Reserve, and Ann Hackley Reserve in Township 31 North, Range 13 East along with all of Section 22 and 23 and parts of Sections 8, 9, 10, 14, 15, 16, 17, 20, 21, 24, 25, 26, 27, 28, 29, 34, and 35 all in Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Evard Road and the East right-of-way line of St. Joe Road, said point being on the existing city limit line as established by Annexation Ordinance X-25 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence northwesterly on and along a prolongation of said South right-of-way line of Evard Road, also being the city limit line, to the West right-of-way line of St. Joe Road; thence southwesterly on and along said West right-of-way line St. Joe Road, also being the city limit line, to the South property line of a parcel of real estate now or formerly owned by the Shoaff Park Baptist Church, Inc. and as described in Deed Record 587, Page 190 in the Office of the Recorder, Allen County, Indiana; thence northwesterly on and along said South line of said Shoaff Park Baptist Church, Inc., real estate also being the city limit line, to the Southwest corner thereof, also being the East line of Shoaff Park; thence on and along the property line of Shoaff Park as described in Deed Record 501, Page 80 and Deed Record 498, Page 444 in the Office of the Recorder, Allen County, Indiana, also being the city limit line, the four (4) following courses and distances; North fourteen (14) degrees - twenty-two (22) minutes - East (assumed bearing and basis of following three (3) courses) 598 feet to a point; thence North - sixty-five (65) degrees - fifty-eight (58) minutes - West 549.7 feet to a point; thence North twenty-nine (29) degrees - thirty-six (36) minutes East 880.1 feet to a point; thence North sixty-three (63) degrees - thirty-five (35) minutes - West to the intersection with the centerline of the St. Joseph River; thence upstream on and along the thread of the St. Joseph River, to its intersection with the northwesterly prolongation of the North line of Lot F in Fisher's Suburban Addition Amended as recorded in Plat Book 17A, Page 132; thence southeasterly on and along the northerly line of Lots F and G in said Addition to the westerly right-of-way line of St. Joe Road; thence northeasterly on and along said westerly right-of-way line of St. Joe Road to its intersection with the northwesterly prolongation of the North line of Sunnybrook Acres Section 5 as recorded in

Plat Book 24, Pages 127-128 in the Office of the Recorder, Allen County, Indiana; thence southeasterly on and along said prolongation and North line of the Sunnybrook Acres Section 5 to the northwesterly line of Concord Hill Section 2 Amended as recorded in Plat Book 42, Pages 40 thru 45 in the Office of the Recorder of Allen County, Indiana; thence northeasterly on and along said northwesterly line to the North corner of Lot 134 in said Concord Hill Section 2; thence on and along the northerly and easterly lines of Lots 134, 133, and 132 Concord Hill Section 2 the following two (2) courses and distances; South - thirty-seven (37) degrees - thirteen (13) minutes - forty-three (43) seconds - East (Plat Bearing), 215.78 feet to the mid-east line corner of said Lot 133; thence South - seven (7) degrees - fifty-eight (58) minutes - twenty-seven (27) seconds - East (Plat Bearing), 156.49 feet to the Northwest corner of Lot 108 in Concord Hill Section 2; thence easterly on and along the North line of said Lot 108 and its prolongation to the Northwest corner of Lot 164 Tanbark Trails Section 3 as recorded in Plat Book 43, Pages 8 thru 12 in the Office of the Recorder, Allen County, Indiana; thence easterly on and along the North line of said Tanbark Trails Section 3 to the Northeast corner of said addition; thence southerly on and along the East line of said Tanbark Trails Section 3 and the East line of Tanbark Trails Section 1 as recorded in Plat Book 42, Pages 4 thru 8 in the Office of the Recorder, Allen County, Indiana and its South prolongation to the South right-of-way line of Rothman Road; thence easterly on and along said South right-of-way line Rothman Road to the East line of the Northwest one-quarter (1/4) of Section 15, Township 31 North, Range 13 East; thence southerly on and along said East line of said Northwest one-quarter (1/4) Section 15-31-13 to the South line of said Northwest one-quarter (1/4) also being the platted South line of Hillsboro Section 1 as recorded in Plat Book 40, Pages 51 thru 55 in the Office of the Recorder, Allen County, Indiana; thence East on and along the North line of said Southeast one-quarter (1/4) of Section 15 to the Northeast corner of the West one-half (1/2) of the Southeast one-quarter (1/4) of said Section 15-31-13; thence South on and along the East line of the West one-half (1/2) of the Southeast Quarter of said Section 15-31-13 to the North right-of-way line of St. Joe Center Road; thence Easterly on and along the North right-of-way line of St. Joe Center Road to the East right-of-way line of the Wheelock Road; thence southerly and southeasterly on and along the East right-of-way line of Wheelock Road to the North right-of-way line of Stellhorn Road (State Road No. 37); thence South and parallel with the East line of the

Northeast one-quarter (1/4) of Section 26, Township 31 North, Range 13 East to the South right-of-way line of Stellhorn Road (State Road No. 37); thence northwesterly on and along the said right-of-way line to the East line of the Northeast Quarter of said Section 26-31-13; thence southerly on and along said East line to the North right-of-way line of Trier Road; thence westerly on and along said right-of-way to the North prolongation of the West right-of-way line of Landin Road; thence southerly on and along said prolongation of the West right-of-way line of Landin Road to the southerly right-of-way line of Maysville Road; thence southwesterly and westerly on and along the South right-of-way line of Maysville Road and its continuum, State Boulevard, to its intersection with the South prolongation of the West right-of-way line of Lahmeyer Road; thence northerly on and along said South prolongation of the West right-of-way and West right-of-way line of Lahmeyer Road to the South right-of-way line of Trier Road; thence westerly on and along said South right-of-way line of Trier Road to the North-South centerline of Section 28, Township 31 North, Range 13 East; also being the existing city limits as established by Annexation Ordinance No. X-02-74 and filed in the Office of the City Clerk of Fort Wayne, Indiana; thence continuing westerly on and along said South right-of-way line of Trier Road also being the city limit line, to the west right-of-way line of Reed Road; thence northerly on and along said West right-of-way line of Reed Road; also being the city limit line, to the North right-of-way of Stellhorn Road, also being the existing city limits as established by Annexation Ordinance X-03-84 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence easterly on and along said North right-of-way line of Stellhorn Road to the West line of the Southeast one-quarter (1/4) of Section 21, Township 31 North, Range 13 East; thence northerly on and along said West line Southeast one quarter (1/4) to the Northwest corner of said Southeast one-quarter (1/4) Section 21-31-13; thence westerly on and along the South line of the Northwest one-quarter (1/4) of said Section 21-31-13 to the Southwest corner of said Northwest one-quarter (1/4) Section 21-31-13 also being the southeast corner of the Northeast one-quarter (1/4) of Section 20, Township 31 North, Range 13 East; thence continuing westerly on and along the South line of said Northeast one-quarter (1/4) Section 20-31-13 to the Southwest corner thereof, said Southwest corner also being the existing city limits as established by Annexation Ordinance X-21 and as filed in the Office of the City Clerk of Fort Wayne, Indiana; thence Northerly on and along the West line of said Northeast one-quarter (1/4) Section 20-31-13 to

the South right-of-way line of St. Joe Center Road also being the existing city limit as established by Annexation Ordinance No. X-16-68; thence easterly on and along said South right-of-way line to the West right-of-way line of Reed Road; thence northerly and northeasterly on and along said West right-of-way line of Reed Road also being the existing city limit line to the South right-of-way line of Evard Road; thence northwesterly on and along said South right-of-way line of Evard Road to the point of beginning containing 4,970 acres more or less.

(Prepared By: Allan D. Frisinger)

(Certified Correct this 24th day of October, 1988
Mark L. Gensic, P.E., L.S.)

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE NORTHEAST ANNEXATION

Q-88-12-24

DEPARTMENT REQUESTING ORDINANCE COMMUNITY DEVELOPMENT AND PLANNING

SYNOPSIS OF ORDINANCE RESOLUTION CONFIRMS THAT THE CITY HAS DEVELOPED

A DEFINITE POLICY FOR PROVIDING SERVICES TO THE NORTHEAST ANNEXATION

AREA. IT ALSO CLEARLY LINKS THE CITY'S GENERAL ANNEXATION RESOLUTION

(SECTION 1.1 of CHAPTER 2 OF THE MUNICIPAL CODE OF THE CITY OF FORT

WAYNE OF 1974, as AMENDED) TO THE ANNEXATION AREA.

EFFECT OF PASSAGE THE CITY WILL BE MORE SECURE IN MEETING STATE ANNEXATION

LAW (I.C. 36-40-3-13) REQUIREMENTS.

EFFECT OF NON-PASSAGE THE CITY IS LESS SECURE IN MEETING THE REQUIREMENTS

OF I.C. 36-4-3-13.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) TO BE EXPLAINED BY

THE FISCAL PLAN TO BE PREPARED BY COMMUNITY DEVELOPMENT AND PLANNING.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-88-12-24

REPORT OF THE COMMITTEE ON PUBLIC RELATIONS

WE, YOUR COMMITTEE ON PUBLIC RELATIONS TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council
setting forth the policy of the City in regard to the Northeast
Annexation Area

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION

AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID

(~~ORDINANCE~~) (RESOLUTION) No Recommendation

YES

NO

James S. Stier
JAMES S. STIER
CHAIRMAN

Samuel J. Talarico
SAMUEL J. TALARICO
VICE CHAIRMAN

Charles B. Redd
CHARLES B. REDD

David C. Long
DAVID C. LONG

Mark E. GiaQuinta
MARK E. GIAQUINTA

Paul M. Burns
PAUL M. BURNS

Donald J. Schmidt
DONALD J. SCHMIDT

Thomas C. Henry
THOMAS C. HENRY

Janet G. Bradbury
JANET G. BRADBURY

CONCURRED IN 2-7-89

SANDRA E. KENNEDY
CITY CLERK